

**PB# 01-49**

**Anne DeRienzo**

**44-1-26 & 27**

Approved 11-16-01



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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MJE@MHEPC.COM

**MEMORANDUM**

(via fax)

8 September 2005

**TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR**

**FROM: MARK J. EDSALL, P.E., TOWN ENGINEER**

**SUBJECT: SITE COMPLETION REVIEW - 7 Sept 05**  
**DeRIENZO SITE PLAN (Rt. 94)**  
**NEW WINDSOR P.B. APP. NO. 01-49**

A handwritten signature in black ink, appearing to be 'MJE', is written over the subject line of the memorandum.

On 7 September 2005 a representative of our office visited the subject site. A review was made of the completed work, in comparison to the plan with stamp of approval of Nov 16 2001.

It is our opinion that the site is in general conformance with the site plan approved by the planning board, and we believe there is no problem with issuance of the C of O from a site plan standpoint.

NW01-49-Site Compl Memo 09-08-05.doc  
MJE/st

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 610-298-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	2% OF COST EST. \$43,195.0	CHG	863.90		
11/15/2001	REC. CK. #104T	PAID		863.90	
		TOTAL:	863.90	863.90	0.00

*A. Zappala*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/16/2001	PLANS STAMPED	APPROVED
09/26/2001	P.B. APPEARANCE	APPR COND
	. NEED BOND ESTIMATE - ADDRESS MARK'S COMMENTS - NEED D.O.T.	
	. PERMIT APPROVAL	
09/12/2001	PUBLIC HEARING	CLOSED PH: ND REVISE
	. CHANGE TREES TO 5' HIGH FOR SCREENING - NEED REVISED PLANS -	
	. NEED DOT APPROVAL LETTER OR WORK PERMIT	
07/25/2001	P.B. APPEARANCE	SET FOR PH
05/02/2001	WORK SHOP APPEARANCE	SUBMIT
02/01/2001	WORK SHOP APPEARANCE	RETURN TO WS
09/20/2000	WORK SHOP APPEARANCE	NO SHOW
08/02/2000	WORK SHOP APPEARANCE	RETURN TO WS
06/07/2000	WORK SHOP APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN  
APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	REC. CK. #0194	PAID		750.00	
07/25/2001	P.B. ATTY FEE	CHG	35.00		
07/25/2001	P.B. MINUTES	CHG	36.00		
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	81.00		
09/26/2001	P.B. ATTY. FEE	CHG	35.00		
09/26/2001	P.B. MINUTES	CHG	13.50		
11/05/2001	P.B. ENGINEER FEE	CHG	484.50		
11/15/2001	RET. TO APPLICANT	CHG	30.00		
		TOTAL:	750.00	750.00	0.00

L.R. 11/16/01

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
11/15/2001	REC. CK. #103T	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/06/2001	EAF SUBMITTED	07/05/2001	WITH APPLIC
ORIG	07/06/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/06/2001	LEAD AGENCY DECLARED	07/25/2001	TOOK LA
ORIG	07/06/2001	DECLARATION (POS/NEG)	09/12/2001	DECL NEG DEC
ORIG	07/06/2001	SCHEDULE PUBLIC HEARING	07/25/2001	SCHED PH
ORIG	07/06/2001	PUBLIC HEARING HELD	09/12/2001	CLOSED PH
ORIG	07/06/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	07/06/2001	AGRICULTURAL NOTICES	/ /	
ORIG	07/06/2001	BUILDING DEPT REFER NUMBER	/ /	
	/ /		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/06/2001	MUNICIPAL HIGHWAY	07/18/2001	N/A
ORIG	07/06/2001	MUNICIPAL WATER	07/16/2001	APPROVED
ORIG	07/06/2001	MUNICIPAL SEWER	/ /	
ORIG	07/06/2001	MUNICIPAL FIRE	07/09/2001	APPROVED
ORIG	07/06/2001	NYS DOT	/ /	



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

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**U Regional Office**  
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Milford, Pennsylvania 18337  
(610) 298-2765  
e-mail: mhpa@pld.net

**MEMORANDUM**

(via fax)

**5 November 2001**

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: DeRIENZO SITE PLAN**  
**NWPB APP. NO. 01-49**

A handwritten signature in dark ink, appearing to read 'MJE', is written over the 'FROM' line of the memorandum.

I have reviewed the revised plan with your stamp dated Nov 5, 2001, with plan (last) revision date 9/26/01 (sheet 2), as prepared by Steve Drabick.

The plan is acceptable in my opinion.

The cost estimate (copy attached) was not prepared in a unit price format as is the standard requirement. In an effort to expedite the closure of this file, I have reviewed the values as proposed and note they appear adequate, although the landscaping screening item (evergreens) is missing. I have marked-up the submitted estimate. The corrected estimate results in a site improvement value of \$ 43,195.

A printout of our time is attached hereto.

Call if you have any further questions.

863.90

AS OF 11.05/2001

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 52

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: N-WWIN TOWN OF NEW WINDSOR

TASK 1 19

FOR WORK DONE PRIOR TO 11.05/2001

TASK-NO	REC	DATE	TEAM	TIME	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
49	185786	06/07/00	TIME	MJE	WS ROSS.	85.00	0.30	25.50			
49	185787	06/07/00	TIME	MJE	WS ROSS. RT 94	85.00	0.30	25.50			
49	189822	08/02/00	TIME	MJE	WS RT 94 OFFICE ROSSI	85.00	0.40	34.00			
49	189865	09/20/00	TIME	MJE	WS ROSS N/S	85.00	0.30	25.50			
49	186625	11/09/00	TIME	MJE	MC TC/GM RE ROSSI	85.00	0.20	17.00			
49	186632	11/10/00	TIME	MJE	MC TC/JERRY ROSSI	85.00	0.30	25.50			
49	189864	02/07/01	TIME	MJE	WS ROSS. S/P	85.00	0.40	34.00			
49	189853	04/26/01	TIME	MJE	MC TC/ROSSI RE S/P	85.00	0.30	25.50			
49	189846	05/02/01	TIME	MJE	WS ROSS S/P	85.00	0.40	34.00			
49	189879	07/25/01	TIME	MJE	MC DIRLENZO	85.00	0.80	68.00			
								314.50			
49	185881	08/21/01			BILL 01-792					68.00	
49	185883	08/31/01			BILL 1-868 9/20/01					323.00	
										391.00	
49	184545	09/05/01	TIME	MJE	WS ROSS.	85.00	0.40	34.00			
49	184578	09/10/01	TIME	MJE	MC ROSSI S/P	85.00	0.50	42.50			
49	187746	09/26/01	TIME	MJE	MC DIRLENZO	85.00	0.50	42.50			
49	18918	09/26/01	TIME	MJE	MC DIRLENZO S/P CondAPP	85.00	0.10	8.50			
49	21053	11/05/01	TIME	MJE	MC Rossi Closeout	85.00	0.50	42.50			
					TASK TOTAL		484.50		0.00	391.00	93.50
					GRAND TOTAL		484.50		0.00	391.00	93.50

TOTAL P.03

De Groat & Tart, Inc.  
General Contractors  
13 Ridge Road, Montgomery, NY 12549

Install Curbing	\$12,000.00
Excavate\gradr\install item to subbase	\$6,000.00
Install Binder	\$6,000.00
Install Finish Coat and Stripe	\$8,000.00
Install underground piping for electric to lights	\$1,500.00
Install drainage pipe for catch basin	\$3,600.00
Install concrete ADA Spec Ramp and Walk	\$2,500.00
Install stockade fence	\$1,600.00
Remove and grass old driveway	<u>\$400.00</u>
	<u><u>\$41,600.00</u></u>

All Descriptions refer to specifications per attached site plan.  
October 22, 2001

10/22/01

M.E.





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

November 5, 2001

Jerry Rossi  
102 Windsor Highway  
New Windsor, NY 12553

SUBJECT: SITE PLAN APPLICATION #01-49  
314 QUASSAICK AVENUE

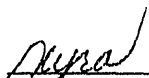
Dear Jerry:

Please find attached copies of fees due the Town of New Windsor for review and approval of your site plan and special permit for above location. Also find attached a copy of the cost estimate which has been corrected and approved by Mark Edsall, P.E.

Please submit two separate checks as noted on the attached. Corrected plans have been submitted to our office by Steve Drabick and are ready for stamp of approval. Once the fees are paid, the plans will be stamped approved.

If you have any further questions, please contact me office.

Very truly yours,

  
Myra Mason, Secretary to the  
New Windsor Planning Board

MLM

cc: Mark Edsall, P.E.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	REC. CK. #0194	PAID		750.00	
07/25/2001	P.B. ATTY FEE	CHG	35.00		
07/25/2001	P.B. MINUTES	CHG	36.00		
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	81.00		
09/26/2001	P.B. ATTY. FEE	CHG	35.00		
09/26/2001	P.B. MINUTES	CHG	13.50		
11/05/2001	P.B. ENGINEER FEE	CHG	484.50		
		TOTAL:	720.00	750.00	-30.00

*To be returned  
to applicant*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*Check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	2% OF COST EST. \$43,195.0	CHG	863.90		
	<i>Inspection fee</i>		-----	-----	-----
	TOTAL:		863.90	0.00	863.90

*Check #2*

De Groat & Tart, Inc.  
General Contractors  
13 Ridge Road, Montgomery, NY 12549

Install Curbing	\$12,000.00
Excavate\grade\install item to subbase	\$6,000.00
Install Binder	\$6,000.00
Install Finish Coat and Stripe	\$8,000.00
Install underground piping for electric to lights	\$1,500.00
Install drainage pipe for catch basin	\$3,600.00
Install concrete ADA Spec Ramp and Walk	\$2,500.00
Install stockade fence	\$1,600.00
Remove and grass old driveway	<u>\$400.00</u>

\$41,600.00

29 Evergreen, CT 55

\$ 1595

All Descriptions refer to specifications per attached site plan.

October 22, 2001

\$ 43,195  
1

10/22/01

M.E.

DIRIENZO, ANNE SITE PLAN AND SPECIAL PERMIT (01-49)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: This is a conversion of former senior citizen home to accounting offices. I think we saw you here last meeting and you had to just finish up some stuff on the plan, is that correct?

MR. DRABICK: Right, this plan is just a revised version addressing the previous planning board comments. I can quickly go over it.

MR. PETRO: Just do it quick, Steve.

MR. DRABICK: Basically, we've shown exactly what's existing physically on the site. Currently, we have shown the proposed sign that we're looking to present at the front of the property, V-shaped sign, the parking lot has been adjusted to include a no parking area lane to access the walk, the evergreens that we're using for screening now noted to be a minimum height of five feet and we have shown some additional site distance information that's probably more applicable for the DOT permit.

MR. LANDER: What's the speed limit on that road, 45?

MR. DRABICK: Forty miles an hour.

MR. LANDER: You got 254 northbound and 294 south.

MR. DRABICK: That's correct, that would be the exiting sight distance, actually sight distance turning into the parking lot is a little more in each direction.

MR. LANDER: It's definitely better than the other entrance and exit.

MR. DRABICK: The other area, yes, was very limited in one direction for sight distance.

MR. PETRO: You have the trees up to five feet?

MR. DRABICK: Yes, five feet minimum and we have added a second page showing the construction details.

MR. LANDER: Is there a dumpster enclosure or are you using Town pickup?

MR. DRABICK: We're going to use Town pickup of garbage.

MR. PETRO: We have fire approval on 7/9/2001 and as far as highway is concerned, previously noted this was referred to New York State DOT, DOT responded by letter on 8/30/01, identified several corrections to the plan, no subsequent approval from DOT, so we don't have that at this time.

MR. DRABICK: That's correct, we haven't formally submitted a permit.

MR. PETRO: So it would be subject to DOT approval.

MR. DRABICK: Right.

MR. PETRO: We also have the pavement details, should have the top course corrected to 6 and the handicapped detail requires--

MR. DRABICK: Additional sign.

MR. EDSALL: Yeah, that, Mr. Chairman, that additional handicapped sign I advised Steve of is a new state requirement because people have been abusing the crosshatched areas and parking there. Mr. Babcock advised me of that two months ago.

MR. PETRO: Do any of the board members have any other comments on this? We have seen it a number of times.

MR. LANDER: No, we addressed the drainage.

MR. PETRO: And the buffer zone, the trees.

MR. LANDER: The fence.

MR. ARGENIO: I think he's covered fairly thoroughly.

MR. LANDER: Who's the flag pole person on this board?

MR. ARGENIO: Tom is the flag pole guy.

MR. LANDER: Is there a flag pole there?

MR. DRABICK: Yes.

MR. LANDER: We're going to need a flag.

MR. KRIEGER: An American flag, not a grand opening flag.

MR. PETRO: Can we have a motion for final approval?

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval for the DiRienzo site plan on Quassaick Avenue subject to the pavement detail should show the top course corrected to 6, handicapped detail requires no parking zone in the cross hatch, a bond estimate be submitted and approval by New York State DOT. Is there any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

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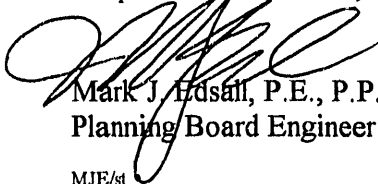
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Milford, Pennsylvania 18337  
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e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** DeRIENZO SITE PLAN  
**PROJECT LOCATION:** 314 QUASSAICK AVE (RT. 94)  
SECTION 44 - BLOCK 1 - LOT 26 & 27  
**PROJECT NUMBER:** 01-49  
**DATE:** 26 SEPTEMBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CHANGE OF USE OF THE  
EXISTING BUILDING TO A PROFESSIONAL OFFICE. THE PLAN  
WAS PREVIOUSLY REVIEWED AT THE 25 JULY 2001 AND  
12 SEPTEMBER 2001 PLANNING BOARD MEETINGS.

1. My previous review noted several corrections needed. All corrections have been made, although two minor items need additional work, as follows:
  - The pavement detail should have the top course corrected to "6F".
  - The handicapped detail requires (based on a recent code change) and additional "No Parking" sign in front of the cross-hatched area.
2. As previously noted, I referred this application to the NYSDOT. The DOT responded by letter dated 8/30/01 and identified several corrections required to the plans. I am not aware of a subsequent approval from the DOT.
3. The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW01-49-26Sept01

PUBLIC HEARING:

DI RIENZO, ANNE SITE PLAN AND SPECIAL PERMIT (01-49)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: This application proposes change of use of the existing building to professional office. The plan was previously reviewed at the 25 July, 2001 planning board meeting and it's before us tonight for a public hearing. Is there anybody here for this tonight? What we do is review it as a board first and then we'll open it up for the public.

MR. DRABICK: Before I begin, I just want to explain that the plan that we have on display this night, tonight, is an unrevised plan with respect to comments that were made by this board and consulting engineer from the last plan. This is virtually the same plan.

MR. PETRO: Why don't you go over the revisions for our own edification and the people in the audience.

MR. DRABICK: I'll do that as I will include them in the presentation so it wasn't our intent to ignore them. We were waiting for comments from DOT, we did get those comments but they came at a time that didn't afford us the opportunity to make revisions to get the plan in for the public hearing. So having said that, let me start on the plan. As mentioned, that is site plan--

MR. PETRO: Address the board then we'll turn it to the public.

MR. DRABICK: This is a site plan for conversion of a senior home building to accounting offices. It's located on a parcel a little under 40,000 square feet located on the northwest side of Route 94 right at the intersection of Blooming Grove Turnpike. The site is serviced by both municipal water and sewer and it sits in an R-4 zone. The parcel itself is comprised of two lots with an existing lot line, that's how it is right now on the maps and by deed description. As part of

this site plan application, we're going to abolish that lot line and make this one entire parcel that will be consummated by a recording of a new deed description describing it as one piece and that will be recorded at the clerk's office. The parcel itself sits in an R-4 zone and the applicant did seek a decision from the zoning board on December 11, 2000 with respect that this could be reviewed as the continuation of a non-conforming use. So we did go through the zoning board for that. The plan calls for no expansion or addition to the existing building, except for interior renovations. What we're proposing to do is replace the existing entrance and parking area on the site with a new parking lot and new entrance located towards the northeast end of the property and providing us with a better sight distance requirement for entering and exiting the site. The parking lot is sized to accommodate the use of the site and does include one handicapped parking. The existing area of pavement that exists is called for on the plan to be removed and re-graded to the existing grade. I can tell you since this plan was drawn up, there's been a couple physical changes to the site, good portion of that pavement has been removed as well as the shed that's shown on the back that did sit in the sewer easement and the existing concrete patio has been removed as well as the trees that were called for to be removed for parking lot area. Those physical changes have occurred. The other two issues is the drainage to the site for the proposed parking lot. What we're looking to do here is actually split the drainage of the parking lot whereby half of the parking lot will drain to the northwest and exit the parking lot via a paved ditch to an existing catch basin which runs into a drainage system on the property. The other half of the drainage will be directed towards Route 94 with the majority of it being collected at a proposed catch basin located at the northeast corner of the parking lot. And the pipe running from there to an existing basin in 94 and that is attached again to the same drainage system that runs through the site. We're proposing lighting for the site, there's existing spotlights on the building itself. Now, around the parking lot and the proposed walkway in front, we're calling for I think it's a total of 8 posts. These are going to be your typical

residential type posts between 8 and 10 feet high with a light bulb of 75 watts incandescent. Reason being this site itself is surrounded on three sides by residential property, we wanted to keep the lighting to a minimum. It provides sufficient lighting to be able to access the walkway and parking lots. We're proposing shielding in the form of evergreen plantings and I believe the type of plant that was decided on was a blue-green arborvitae, these will be planted along the northeasterly bounds and provide screening between the parking lot and the existing residents to the northeast. We're also calling for a small area of plantings along the rear line of the same variety of evergreen and then the remainder of the property line which runs along an arc and transcends an existing drainage swale. What we propose there is a solid type stockade fencing, approximately halfway across the rear line. We feel the purpose of this will be sufficient enough to block in any headlight disturbance from turning into the parking areas in the parking lot and it does shield probably 2/3 of the building. There's an existing sign located on the front of the building we're calling for that to be removed and we'll be providing a sign more centrally located on the site in front of the building, although on this particular plan it's shown as being parallel to Route 94, ultimately, what we would want to redesign is a V shaped sign so it would be visible from both directions.

MR. PETRO: First of all, who's this gentleman?

MR. ROSSI: I'm one of the co-applicants.

MR. DRABICK: This is Mr. Rossi.

MR. PETRO: And secondly, why is there work being done on the site before planning board approval?

MR. ROSSI: It was really preliminary work that really had no affect on any entrance or egress. We just took down a couple trees, removed some deteriorated paving in the back, that was the extent of it. It would be no different than if you removed, cut a tree down in your back yard.

MR. PETRO: It is different, once a make a planning board application, it doesn't, it does come under the planning board review. You can't cut a tree down. If you withdrew your application, you can cut all your trees down. I was just curious, not to give you a hard time.

MR. DRABICK: We did receive a number of comments from the DOT who's most of them have been addressed were minor in nature, I don't know if the board has received a copy of that.

MR. EDSALL: I think it's on file.

MR. DRABICK: The two that I do want to address that probably affect the site most is the one comment was they felt that the sight distances that we showed on the plan were substantially substandard with regard to the speed limit of the road that runs in front of this. I feel we have addressed that to the fact that I feel that the comment was based on a non-field visit and that they would realize that what we're proposing, although it may not be in their minds optimum for the site, it's certainly an improvement to the existing entrance that was on that site.

MR. LANDER: But you still know you have to secure the highway work permit so you get no curb cut unless they agree with you?

MR. DRABICK: That's correct. Also, the issue they touched on was they were questioning whether our proposed drainage for the parking lot was adequate or that the pipe running from the proposed catch basin to the existing basin in 94 was adequate to handle a storm flow from the parking lot. I have secured from a licensed engineer a drainage report and that report was based on draining the entire parking lot through that pipe and it was found that it was more than sufficient.

MR. PETRO: Well, you're removing a large portion of the old parking lot.

MR. DRABICK: The old parking lot, this is dealing with just the proposed new parking lot and obviously, I will

make that drainage report available.

MR. PETRO: Let's get some comment from the public. This is a public hearing. On 8/21/01, 60 addressed envelopes were sent out with the notice of public hearing. Anyone here would like to speak on behalf of this application, please come forward, be recognized by the Chair, state your name and address. Is there anyone here who would like to speak?

MS. QUINTYNE: My name is Olivia Quintyne, I live at 11 Forest Hills Road, New Windsor.

MR. GROVE: I'm Steven Grove, I live on 78 Forest Hills Road.

MS. QUINTYNE: My concern I wanted to find out about the drainage because the ditch between Forest Hills behind our house and 94 it's, if we get a heavy rain, it overflows and right behind our house, the water comes right up.

MR. LANDER: Excuse me, can you show us on that plan where your house is?

MS. QUINTYNE: Where is Forest Hills?

MR. DRABICK: Forest Hills sets way over here. I'm familiar with that ditch because if I remember correctly, the Town of New Windsor a number of years ago did some drainage improvement to that area.

MR. PETRO: Let me ask you this, sir, would not this application be lower than your houses and your property? You would be up on the hill.

MR. GROVE: I'm up on the hill, she's on the same level.

MR. DRABICK: This site would sit below.

MR. PETRO: Plus, it's up further, isn't it up 94?

MR. LANDER: You must be right on Forest Hills and 94.

MR. GROVE: Before it curves down.

MS. QUINTYNE: And the water, it doesn't drain, it just sits and overflows all into our yard.

MR. PETRO: But there would not be any improvement on the site that would possibly affect her site.

MR. DRABICK: All the drainage that we're taking from this site would not reach that area of your property.

MS. QUINTYNE: Where is the drainage going, is it coming into--

MR. BABCOCK: It goes the opposite way.

MR. DRABICK: The drainage off the parking lot, there's an existing basin which was part of the improvement work that was done there and that runs to that basin and then would run down the pipe and out the site this way.

MR. GROVE: But you may be having flooding additionally from up here, not even in the parking area and even if you look at all the water in the parking area, you may get additional flooding from the houses to the north.

MR. PETRO: Our engineer worked on part of the drainage study.

MR. EDSALL: Where they're discharging is actually downstream from where your house is. The problem we have is between the box culvert on Forest Hills. On this site, there's a high point and it forces the, it holds back the water as it may be from your area. The town would have loved to put a new ditch in for the entire run, unfortunately, the Army Corps of Engineers who issues the permits said this was an environmentally sensitive area and they wouldn't allow us to do it. We're still pursuing their approval to that one section. They said we can build a new system here and here and leave a high point in the middle.

MR. PETRO: What's there?

MR. EDSALL: There was only a certain amount of wetlands they'd allow us to disturb, they would not permit us to disturb that stretch for some unknown reason, the point being we have a drainage system that has a high point in the middle. The town is not happy with that situation and Supervisor Meyers also we have tried many times to get approval, we're still working on it, we're aware of it and when we get that in, it will be free flowing. Unfortunately, we don't want to have the town workers arrested while we're trying to get it done.

MS. QUINTYNE: When they came in, they made matters worse, they, I mean, at least it was flowing a little bit, they stopped it, it doesn't flow at all, it just stands there and I have a sign, I'm debating to put it up because we're warning people about mosquitoes, they're telling you don't leave water standing but yet it's all standing right behind our houses.

MR. EDSALL: You're absolutely right and if you look at the new box culvert that goes underneath Forest Hills it's sitting half full.

MS. QUINTYNE: It's sitting almost at the top.

MR. EDSALL: When the ground water comes up the capacity is wasted and it's purely as a result of the Army Corps of Engineers and we're trying to get that approval, if we get it, we're going to ditch it out and it will free drain.

MR. GROVE: Well, what happens if that high point, if any of the work that they do in preparing the spot will that reduce the high point?

MR. EDSALL: They're discharging beyond the high point.

MR. GROVE: So you don't, don't think they'll do any work behind the structure?

MR. EDSALL: You don't, there's no real grading that's being performed that would build it up even higher. Basically, they're discharging beyond that high point but the problem isn't what they're doing, the problem



is what we can't finish and believe me, it's brought up on a monthly basis.

MS. QUINTYNE: I know, I write them.

MR. DRABICK: Correct me if I'm wrong but I think this particularly right here, I know all this piping and the structures associated structures are fairly new from that.

MR. EDSALL: Large diameter box culvert, it's insane that there's one stretch that isn't finished but like I said, we were prohibited from doing it.

MR. GROVE: The question of the lighting, you talk about the lights you're going to have and how late would they be remaining on?

MR. DRABICK: I can address that. The posts that we're proposing around the parking lot and proposed walk will be on a timer and they'll be set to go off at 9 o'clock, no later than 9 o'clock. The lights that are existing around the building itself will have movement sensors on them, they'll not be turned off at any specific hour, but there will be sensors on them, something breaks the sensor, they'd come on.

MR. GROVE: You think you'll be able to close by 9 even during tax season?

MR. DRABICK: I have discussed it with the applicant, he feels they're never there beyond 9 o'clock even during the tax season. Correct?

MR. ROSSI: Yes and the lights will be off at 9 o'clock notwithstanding whether we're there or not.

MR. GROVE: If people are going to be there coming in.

MR. ROSSI: We don't schedule appointments that late at night.

MR. GROVE: The other question is about the traffic because you've got these streets coming in, this is going to add more traffic coming out of the spot on a

curve which there isn't much add advanced visibility, they don't have to visit it to be aware, if you're traveling along, you don't have much advanced notice.

MR. ROSSI: They did visit the site, did a site inspection.

MR. DRABICK: And just to address that one step further, the alternative would have been to continue to use the existing entranceway by virtue of the fact that the entranceway is there. And that entranceway was directly across from the intersection of 94 and Blooming Grove and now there's another road that intersects 94, it's approximately maybe 320 feet or so up the road here, I'm sure you're familiar with that intersection. Also what we did in placing the entrance to the parking lot is purposely picked it in the middle to avoid those two intersections and again, I want to state although the sight distance here may not be completely what we need, the sight distance here is certainly far better than whatever existed at the other exit.

MR. GROVE: We have been living there for a number of years, we saw very little traffic coming in and out and we'd anticipate if you're successful, you will have a lot more traffic. Didn't used to be a problem but now no matter where you try to place it, there's going to be more traffic entering.

MR. ROSSI: The building has been unoccupied for a number of years.

MR. GROVE: We've been living there 20 years.

MR. ROSSI: Someone comes to buy a 13 or 14 room residence, they're going to have a pretty big family and they're going to utilize it 24-7, you might see as much or more traffic with a family there utilizing a more dangerous entrance egress than you would with an accounting firm that operates nine months out of the year for five days a week in by 9 out by 5.

MR. GROVE: Thank you.

MS. QUINTYNE: Thank you.

MR. GROLIN: Peter Grolin (phonetic), 23 Forest Hills Road. You mentioned before about the work that was already done prior to the approval and talking about a tree but I think described more than just a tree being cut down, the parking lot was ripped up, already existing one.

MR. DRABICK: There's a portion of pavement which was all broken up in the back here, it was an existing paved area that's still there now in the back around to the, this shed, that pavement was crumbling, that's the portion that was removed.

MR. GROLIN: That's okay with the planning board as far as before the approval?

MR. PETRO: Well, formally, frankly, if someone asks us do we mind if they cut a couple trees down, he obviously is unaware you can't remove a tree once you're before the planning board, it becomes a review process. I don't think it will make a huge impact on the site. Normally, we're more concerned with a 200 year old tree, we might want it there or some part of a screening between lots might be other reasons why we wouldn't want it cut down.

MR. GROLIN: Education purposes for myself, but getting back to the fencing and the natural screening, can you describe what that's going to cover?

MR. DRABICK: Screening-wise, what we're looking to do is from this corner of the property right here roughly half way across the line this will be a 6 foot solid type stockade, this portion of the property line again about halfway back it would be screened using evergreen plantings, I think we called for a minimum height of 3 feet so that we could be 3 feet and higher. The intent here was primarily to block headlight service of the property.

MR. GROLIN: Three feet wouldn't block anything.

MR. DRABICK: On this side, again, primarily screening

the length of the parking lot on the side that's proposed evergreen plants.

MR. GROLIN: Can you point out the whole parking lot?

MR. DRABICK: The parking lot is right here, this would be the parking lot.

MR. GROLIN: This is the existing area.

MR. DRABICK: Correct, this is just--

MR. GROLIN: This property is right on the cusp of residential and commercial zoning.

MR. PETRO: Correct.

MR. GROLIN: Would there be any kind of sense in keeping the commercial aspect of the property on the commercial side of the property? For example, instead of having the parking lot on the side of the residential, why don't they try to zero in on the front side or the other side facing toward the commercial properties, the commercial zoning?

MR. DRABICK: Well, the entire site itself is surrounded by residential properties. This piece here is also residential, so this is a residence, residence, residence. Now, the commercial aspect of this neighborhood is actually across the street right here.

MR. PETRO: They have been to the zoning board for an interpretation, that's a continuation of a non-conforming use. So that's not the purpose of this board. So once they came back to this board for site plan approval, we're reviewing it only as a site plan, not for the use of the property. The use is already determined.

MR. LANDER: They received a variance for that.

MR. DRABICK: And design-wise, to utilize this side of it, we're still stuck with a very bad entrance, sight distance wise and there isn't adequate room for parking strictly in the front.

MR. PETRO: To answer your question directly no matter which side he'd still be abutting residential property.

MR. GROLIN: This corner right here, traffic coming this way off Blooming Grove tends to not recognize they have a stop sign, they tend to think it's straight for them as opposed to intersection. More traffic at this point would create more of a hazard. Is there a consideration of a light indication, flashing light?

MR. PETRO: Well, the light would be New York State DOT, would not be our call. Sounds like we don't do anything, everything you're hitting on. But that would be New York DOT call. I don't think that one more driveway will send up a, no pun intended, a signal to them that a signal would be needed and it's up from that intersection. But I know what you're talking about, when we approved the doctor's office across the street, we had limited them to a right-hand turn only.

MR. GROLIN: I'm aware of that.

MR. PETRO: To try to eliminate that. I've been there a number of times when somebody would just shoot out.

MR. GROLIN: This entrance would be gone?

MR. DRABICK: Yes.

MR. GROLIN: What would be over here?

MR. DRABICK: Regrading and grass.

MR. PETRO: No questions about that. Thank you. Anybody else like to speak on this?

MRS. BERTERO: We're the Berteros, we live directly next door, I'd like to know how high the bushes are going to be or the trees between our property?

MR. DRABICK: The species that they have decided on for planting there are blue green arborvitae. Typically, it starts out, you can start the plant out at between 2 and 3 feet, probably will grow to four or five, maybe

slightly taller, if not pruned.

MR. PETRO: This is the trees on the easement, on the sewer easement?

MR. DRABICK: That's correct.

MRS. BERTERO: But that's not going to block much light at two or three feet.

MR. BERTERO: Lights, doors slamming.

MR. ROSSI: If I can interrupt, the arborvitae we looked at, I went to Devitt's Wholesale Nursery, they're more than two feet, they were at least 3 1/2, 4 feet higher. We had made a specification to them that we wanted them higher than the lights on a car or even a pickup truck, that's the whole point. We knew why we had to do it, so we would were taking precautions to make sure that they fit.

MR. PETRO: If you look at the plan, see the plan by the property, they're staggered and they're not just one row across, they'd be staggered to do more of a screening. Can you see it on the plan?

MR. BERTERO: Yes, I can see it right in here. Do you have a surveyor do the line on that?

MR. DRABICK: Yes, I'm the surveyor and I did it.

MR. BERTERO: Did you see the trees the town planted? They died. Are they on my property?

MR. DRABICK: Couple of the trees ended up being right on the line, one fell on Mr. Rossi's property but they too were a different type, if I remember correctly, they were white pine and they didn't work too well there, which is why we kind of stayed away from them.

MR. BERTERO: If you can put a fence, like a wooden fence like you were going to put in the back, that would be, wouldn't be against our judgment. What we're looking for is isolation, you know, we don't want to be disturbed. Our bedroom is right there and we go to

bed, you know, not early but still.

MR. PETRO: I think on the plan we should change the three foot to accommodate their concern to make that, I don't know about five foot, but close to five foot, why don't you make them five foot high, they have them there, I know they sell them that height. I think that five feet is the height of--

MRS. BERTERO: My height.

MR. PETRO: That level especially staggered like that would give you pretty good screening.

MRS. BERTERO: Also we have a problem with the orthopedic plaza cross the street with the fella coming with the blower early Sunday morning, I mean early so I hope that won't happen.

MR. LANDER: There's a noise ordinance on Sunday, so next time he comes with the blower, call the cops. Really, I'm telling you, we have a noise, Mr. Babcock, do you know what time that noise ordinance is on Sunday, is it 8 or 9 o'clock?

MR. BABCOCK: We can find that out.

MRS. BERTERO: He's earlier than that.

MR. LANDER: Call the cops, that's all.

MR. ROSSI: Our landscaper isn't nearly that ambitious, he doesn't come out on Sunday mornings.

MRS. BERTERO: Now where is the traffic coming in? I didn't quite get that.

MR. DRABICK: Both the entrance and exit to the site will be right here into the parking lot, so all the traffic will be coming in and exiting right here. The entrance is a little over a hundred feet from the property line.

MR. BERTERO: Is this the culvert right there, is that the only one that's going to catch the water from

running through there? There's one back here but the land, so I don't know if that's going to do it.

MR. DRABICK: There's one here and there's one here, so we're actually utilizing this one, but these will still be as effective as they are now.

MRS. BERTERO: We're having a senior moment here.

MR. BERTERO: We have been here 30 years and I must say that the culverts they put in were an overkill, they stop at my line. And since I have been there, the town has come down and cleaned the stream. Mr. Fayo has done it several times and he never had a problem with the Corps of Engineers, seemed the Corps of Engineers have come up since they were going to put this monstrosity culvert in and we've had hurricanes back to back with five or six inches of water and the culverts, the reason that it wasn't taking the water, the culverts were sinking and blocked. That's the reason why the water was backing up. It wasn't inadequate and so there should be no problem with the water coming down. I think Mrs. Quintyne's, there actually is a hole after it comes out from the wetlands that I think is ridiculous. I don't know why the hole is there, that hole has to fill up and the mosquitoes will get there, then it has to go up another two or three feet and go down. Now, the other reason, I don't want to get into something else, but the drainage, there should be no problem with the drainage, drainage was, the town never cleaned it out, there were telephone polls, basketballs, all kinds of debris and the water came down from Mrs. Quintyne's, couldn't get through, that was the main reason why there was flooding in the area. And I'll joke about it because the culverts are 8 feet high, 10 feet wide and 7 feet back. You can park two cars up there. In fact, you can drive cars down there and I have watched the rain when it comes down and I would suspect that a culvert, 48 inch wide culvert round would more than be adequate to take care of any of the water coming down. But what I don't understand is why they can't clean, they don't have to put the culvert in, but we, Mr. Fayo cleaned the bushes and stuff out in the stream, she would have no problem with the water draining down but the way it is now, believe



me, there's no water.

MR. PETRO: I'll give you the number to the highway department, you call them.

MR. BERTERO: We have it.

MR. PETRO: Call Mr. Kroll.

MR. LANDER: That's the high point Mark's talking about?

MRS. BERTERO: We have a lot of mosquitoes.

MR. BERTERO: What I was surmising on is that there are pipes going across from five or six of the residences, there's a water pipe, the sewer pipe that goes across that stream and I was just wondering if that's sort of causes the town not to want to go up in there. Now I'm not saying that they did, cleaning it is one thing, but if they had to put the culverts in when you go down and, way down, I would suspect that they would have had to drop it cause the sewer line goes up above, they would have had to drop the sewer and the water lines down, perhaps they didn't want to do that. I'm getting into a different area.

MR. PETRO: Yes, this entire site I believe goes to the south.

MR. BERTERO: We'd appreciate if you can, on our side, just get things so we wouldn't be disturbed.

MR. PETRO: They're going to put five feet on the map.

MR. GROLIN: In the back where he has the other smaller bushes, can't you put the same height?

MR. PETRO: Whole side will be five foot.

MR. GROLIN: Okay.

MR. PETRO: Anybody else? Motion to close the public hearing.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Di Rienzo site plan.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'll open it up to the board again for further comment. I think Mr. Drabick you're going to revise the plan to our comments from the last meeting. You're also going to revise the plan with some of the DOT comments, you're going to change the plans on here to five feet and any other comments that maybe on Mark Edsall's list and do any of the board members have any comments at this time?

MR. LANDER: Just have to come back with that DOT work permit.

MR. DRABICK: That's correct, yeah, we wouldn't be able to put the entrance in without the permit.

MR. PETRO: Thank you.

MR. ROSSI: Can we consider this a conditional approval to go ahead or what has happened?

MR. PETRO: No, sir. Tonight we have reviewed the comments from the public, heard comments from the public, one of which was the five foot has to be implemented on the plan, comments outstanding that the plans needs to be revised, we also need a final letter from DOT approving your plan and accepting the curb cut in the new location, we cannot do a final approval until they have that.

MR. ROSSI: A conditional approval?

MR. PETRO: We can do a conditional approval if that was the only comment, I would consider that. But being that this plan is not fully drawn out to where it should be from the, from even the last meeting, I want to see it completed further along the process and frankly, you'll be back on the agenda within two weeks. I don't see where it would be a hardship because you're not going to hear from DOT in that time period, the plan wouldn't get stamped anyway so we'll see you here with a complete plan. I want to see the five foot shrubs, all the other could comments and we'll go from there.

MR. ROSSI: This is exhaustive or subject to more conditions?

MR. PETRO: No, not really, no, we don't put up with that. I don't like that. I used to go to planning boards myself, every time I went there, always something new. We tell you what you have to do, you do it. And if you do it, then you get approval. If you don't do it, you can be here for five years. Motion fir negative dec under the SEQRA process for the Di Rienzo site plan.

MR. LANDER: So moved.

MR. KARNAVEZIS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

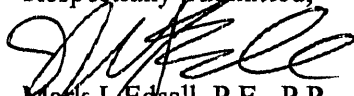
**PROJECT NAME:** DeRIENZO SITE PLAN  
**PROJECT LOCATION:** 314 QUASSAICK AVE (RT. 94)  
SECTION 44 – BLOCK 1 – LOT 26 & 27  
**PROJECT NUMBER:** 01-49  
**DATE:** 12 SEPTEMBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CHANGE OF USE OF THE EXISTING BUILDING TO A PROFESSIONAL OFFICE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 JULY 2001 PLANNING BOARD MEETING AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located in the R-4 zone of the Town. The previous use was a senior care facility and a professional office is desired at this time. The applicant appeared before the ZBA and we have been advised that the use has been authorized to continue. The Board required a Public Hearing for this proposed site plan, which is scheduled for tonight.

Once the public has commented on the project, I will be pleased to review any areas of concern, as deemed appropriate by the Board.

2. My previous review noted some corrections, which would be appropriate. The next plan received should include these revisions, as well as any additional items identified by the Board at this meeting.
3. At the direction of the Planning Board, I referred this application to the NYSDOT. The DOT responded by letter dated 8/30/01 and identified several corrections required to the plans. I have provided a copy of the comments to the applicant.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/sa  
NW01-49-12Spt01

Chargeable to Bond No.: ( ) 0.000  
or Undertaking on File: NA

Return of Deposit Made Payable to: (Complete if different from Permittee)

The Regional Office will forward this form to the Main Office with the appropriate box checked.

The Regional Office will forward this form to the Main Office with the appropriate box checked.

- ☐ Permit closed
- ☐ Bond returned/released
- ☒ Refund of Guarantee Deposit on this permit is authorized
- ☐ Other

\_\_\_\_\_  
DATE

\_\_\_\_\_  
REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

\* Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.

## INSPECTION REPORT

For each Highway Work Permit issued, inspections will be performed. The following report must be completed for each site visit, indicating the date, inspector and hours spent on inspection. If the total inspection time exceeds 1 hour, then a FIN 12 (PERMIT INSPECTION COST RECORD FOR DEPARTMENT SERVICES) IS REQUIRED.

### INSPECTION REPORT

HOURS WORKED BY DATE												HOURS	
Name	Date											Regular	Overtime
	R												
	O												
	R												
	O												
	R												
	O												
R = Regular Time, O = Overtime													

#### INSTRUCTIONS:

1. NAME:                Name of inspector.
2. DATE:                Day inspected.
3. R:                    The number of Regular hours spent on inspection for that day.
4. O:                    The number of Overtime hours spent on inspection for that day.
5. HOURS:              Add across for R and O.
6. TOTAL HOURS:      Add the columns for R and O.

#### COMMENTS/OBSERVATIONS

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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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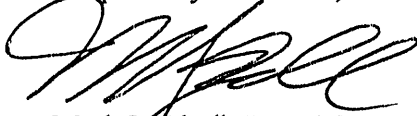
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** DeRIENZO SITE PLAN  
**PROJECT LOCATION:** 314 QUASSAICK AVE (RT. 94)  
SECTION 44 – BLOCK 1 – LOT 26 & 27  
**PROJECT NUMBER:** 01-49  
**DATE:** 25 JULY 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CHANGE OF USE OF THE  
EXISTING BUILDING TO A PROFESSIONAL OFFICE. THE PLAN  
WAS REVIEWED ON A CONCEPT BASIS ONLY

1. The project is located in the R-4 zone of the Town. The previous use was a senior care facility and a professional office is desired at this time. The applicant appeared before the ZBA and we have been advised that the use has been authorized to continue. The Board secretary should make sure that a record of the ZBA determination is on file, and the Board can discuss the scope of the deliberations with the Planning Board/ZBA attorney.
2. The bulk table presents existing and proposed values; no "required" values are indicated since the use is not permitted in the zone. The table needs one correction. The lot width value incorrectly repeats the Lot Area.
3. This application was reviewed at several technical worksessions and suggestions were made regarding layout, access and circulation. The plan submitted is
4. I have performed my preliminary review of the plan submitted and have the following comments:
  - a. Subsequent plans should include construction details for the pavement, sidewalks, catch basins, piping, etc.
  - b. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.

- c. Concrete curbing is provided for the entire lot with the exception of the rear and a section along the existing concrete patio. I agree with the rear area, although I believe curb should be provided at the patio and adjustments made to the patio as necessary. If grades do not permit this, wheel stops should be installed for those three parking spaces.
  - d. The project sign appears to face Rt. 94, which may be difficult to read. A "V-shaped" sign may be more preferable.
  - e. Any approval granted in the future should be conditioned on the combination of the two lots into a single lot, with verification by the Planning Board Attorney.
  - f. The Board should decide if additional information is needed for the site lighting. I believe a detail of the fixtures and isolux curves are appropriate.
  - g. The Board should discuss the existing and proposed landscaping. Is additional detail or treatment necessary?
  - h. Existing contours and proposed point elevations are shown on the plan. Proposed contours are not provided, but I do not believe they are necessary, as adequate information is presented to verify intended grading and drainage flow direction.
- 5. The Planning Board may wish to perform an uncoordinated review for this application, given the fact that the site is existing. If the Board so decides (not to perform a coordinated review and circulate a Lead Agency coordination letter), you can assume the position of Lead Agency under the SEQRA review process for the Site Plan review.
  - 6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
  - 7. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
  - 8. Prior to approval, the Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
  - 9. Referral of this plan to the NYSDOT will be necessary. If I can be provided an additional copy of the revised plan, I will forward same.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

RESULTS OF P.B. MEETING OF: September 26, 2001

PROJECT: De Rizzo Site Plan + Spec. P.B.# 01-49  
Permit

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M) B S) K VOTE: A 5 N 0 APPROVED: 9-26-01

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Need Permit Approval from DOT</u>
<u>Bond Est.</u>
<u>Mark's Comments</u>

DE RIENZO, ANNE SITE PLAN (01-49)

Mr. Jerry Rossi and Ms. Barbara Corwin appeared before the board for this proposal.

MR. PETRO: This application proposes the change of the use of the existing building to a professional office. This plan was reviewed on a concept basis only. This is the old, down by The Club Restaurant on the left there. This is R-4 zone, previous use was senior, citizen. Now the applicant appeared before the ZBA, the use has been authorized to continue so board secretary should make sure that the record of the ZBA determination is on file. So, in other words, what I want to know Andy are we moving along here with the permitted use by law?

MR. KRIEGER: Is that a permitted use?

MR. PETRO: Are we going to assume that it is a permitted use or have to go back to the zoning board? This is saying that he has a letter saying that they can authorize continuation of that use or this particular use, new use, is that the case, Mark, how do you see it?

MR. EDSALL: It's my understanding they went to the Zoning Board of Appeals for a determination whether they could allow this use to be developed on the site. There's an existing, pre-existing, non-conforming use, they want to put another non-conforming use in. ZBA, as I understood it, dealt with the issue on the 11th of December. I just want to make sure that their decision is on file. I haven't seen anything. The ZBA said yes, as far as I'm concerned.

MR. PETRO: Do you have a letter or anything from the ZBA?

MR. ROSSI: There are minutes, I was prepared to produce them.

MR. PETRO: Can you give them to our attorney so he can look at them? I want to make sure we can view it, you might not be here with a permitted use, so I would not

review, I'll send you to the zoning board.

MR. ROSSI: I can tell you this, we did receive, and I'll prove it, but we did receive an extension of non-conforming use based on a pre-existing use that--

MR. PETRO: Get that to our attorney so he can review it and we'll review it under those circumstances that what you're telling us is true.

MR. KRIEGER: I would, Mr. Chairman, I would refer the board to 4824-B (1)(a) of our Town Code.

MR. ARGENIO: And that says?

MR. KRIEGER: It's a non-conforming use can be changed to another non-conforming use by special permit of the planning board provided it is in the opinion of the board similar or I forget the exact words, it's equal to or better.

MR. PETRO: How did the zoning board get involved then?

MR. KRIEGER: It was brought up to the zoning board as an interpretation and that particular section wasn't cited. I had occasion to review the code for that section in the last couple days, tell you the truth for in connection with another matter, but it turns out that by the code, it is, so that the bottom line is the planning board can proceed, it can proceed with the site plan and it's just that they need a special permit as well, same process.

MR. PETRO: So we'll cover it no matter what?

MR. KRIEGER: Yes, as long as the planning board covers it in their granting, if they should do so.

MR. PETRO: I think we'll go under that premise, we'll issue a special use permit in the end, still let Andy review your papers and we'll cover it legally through our own board. Let's get to the site plan, you want to do a presentation? I'm sorry, I didn't get that far, did I?

MR. ROSSI: Yes, I need a site plan.

MR. EDSALL: I think Andy's a hundred percent right, I just looked at the section, if the ZBA determined that it's fine, you know, follow this section, let's just follow this procedure and--

MR. KRIEGER: If I may, Mr. Chairman, let me put it this way, let me try this. The zoning board determines whether or not there was a pre-existing, non-conforming use. Once they've made that determination, which they have, changing that use is up to the planning board, that procedure, the 4824 procedure that I outlined so it's a two step process.

MR. PETRO: Very good, I understand. The reason I was beating that to death, no sense going through this if you're going to have an illegal use. Why don't you make the presentation and we'll go from there.

MR. ROSSI: Okay, this is our site plan, a driveway exists at this point on the south side of the building which will be removed and planted over. Our proposal is to move the driveway to the north side of the building, and build a parking lot on that side. We'll be using that existing lot that's next to the building for those of you that know what the place looks like. At this point, we would need approval from the DOT to allow us to make that curb cut and it's my understanding that this board, I mean, I guess I'm told it's my objective here tonight to have this board declare themselves lead agency and submit that to the DOT so they can move on their side.

MR. PETRO: How is that sight distance on the curve right from, on the outside curve?

MR. EDSALL: It's better at the location they're proposing.

MR. ROSSI: It's leaps and bounds better.

MR. LANDER: It goes according to the speed of the posted signs, Mr. Chairman, doesn't seem like they have an awful lot to 94.

MR. PETRO: You're going to combine the two lots?

MR. ROSSI: No, we're closing the other one up. As far as the survey's concerned, yes.

MR. KRIEGER: Before approval, you have to get, combine them into a single deed and file that deed.

MR. ARGENIO: That sight distance has to get better getting away from the big stone wall, I can't imagine it getting worse.

MR. PETRO: Well, we can do the lead agency so we can get you to DOT, start with there's a number of Mark's comments I think that Mr. Drabick can look at and take care of, we don't really have to go through every one of them here. As far as the lighting, I mean you're building a how many square feet, 3,375, that's the entire square footage?

MR. ROSSI: Of the building, yes, the building that exists is 3,475 square feet.

MR. ARGENIO: There's no additions contemplated here?

MR. ROSSI: No.

MR. PETRO: How is it going down a hundred feet, just out of curiosity?

MR. ROSSI: It's not, I took that from memory.

MR. PETRO: Mark, what do you think about the curves? I don't know on the lighting.

MR. EDSALL: The only reason I think we should see something, I want to make sure that we don't have any fixtures that would create a glare area, there's the neighbors and the highway because that's a tough enough area of 94 as it is so I'd want to see what kind of fixtures are proposed.

MR. LANDER: There's utility poles across the street, maybe they have lights on them already.

MR. EDSALL: I'm looking more at site lighting for the parking lot.

MS. CORWIN: I'm Barbara Corwin, I'm the project architect and we'll be submitting the lighting plan with the isolux curves and we, Steve has been away so we didn't have a chance to do that yet but we thought in hopes of getting this to the DOT that we could.

MR. PETRO: We'll take care of that tonight so we're going to do the curbs, how about the small landscaping plan and drainage, I don't know.

MS. CORWIN: Yes.

MR. PETRO: Is there any interior CMP's or--

MR. EDSALL: They have a new catch basin in that easterly corner, the balance is going back to an existing basin to the northwest of the parking lot. My suggestions on grading was that they gave us enough information if the board doesn't object, I think that the existing contours with the point elevations works for this plan.

MR. ARGENIO: I agree with that position.

MR. PETRO: Motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency for the De Rienzo Site Plan.

MR. EDSALL: Can we just get something in the record, it's a, there will be a permit issued by DOT, but since this is an existing building with the drive being relocated, I think you can do an uncoordinated review and just deem yourself lead agent for the site plan. Normally, when DOT's involved, we did a lead agency coordination letter, this is unique because an existing



building relocation of an existing drive so to simplify things.

MR. PETRO: Still review it at the DOT but--

MR. EDSALL: We'll refer it but for lead agency we'll deal with SEQRA uncoordinated.

ROLL CALL

MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Obviously, we're going to refer you to the New York State DOT for the curb cut approval in the manner Mark spoke of. I think you have enough comments here, you have your engineer and architect, she can get together with Mark, if she has any other questions. She has some work to do with the lighting plan, the landscaping plan and any other, anything on the plan, gentlemen, that you want to bring to anybody's attention now? There's ample parking but Mark?

MR. EDSALL: It meets the code, it's fine.

MR. ROSSI: I do have a comment, if I may, at the risk of complicating things, I had just, in speaking to a couple contractors that have come in and given me friendly advice, we have a curb on the north side that runs the length of the parking lot and a couple of them had suggested moving that catch basin into the grass and letting everything just run off into the grass and then swale it into that catch basin. And the reason they said that was because we might have a problem with slush in the winter and pooling and during those months, it will perc into the ground, during the winter months, it will swale right into the catch basin and that was one, actually an engineering improvement I may have, I'm not second guessing engineering, I just want to get a barometer.

MR. PETRO: I think some may escape the catch basin. The purpose of having the curb is to actually catch the water and direct it into the--

MR. EDSALL: Part of the problem when you put it out on the grass when you plow the parking lot in the wintertime, sun hits the parking lot, it clears the parking lot up, clears off the top of the basin, therefore, water can get in. If you have it over in the grass, you plow up on the grass, you might as well not have a basin anymore so--

MR. PETRO: I think it's not the right spot.

MR. ROSSI: Enough said.

MR. EDSALL: Jim, one other thing you can do tonight since we're clear that it's a special permit, comment number 7 is wrong, it says the public hearing is discretionary, maybe you could authorize the public hearing when they have the appropriate paperwork ready.

MR. PETRO: Motion to that effect.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the De Rienzo Site Plan on Route 94. Is there any further discussion from the board members? That's for public hearing.

ROLL CALL

MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: So now that we have authorized it when you're prepared and you're ready, you can just call up Myra and she can inform you how to do it and you can do it and get on the agenda for a public hearing.

MR. ROSSI: Will that be after the DOT comes back or does that matter?

July 25, 2001

23

MR. EDSALL: It can be separate. As soon as I get a corrected plan from Steve, I'm going to refer it to DOT as soon as I get it.

MR. BABCOCK: Do it all along.

MR. EDSALL: They overlap.

EASEMENT FOR PUBLIC USE

In consideration of the sum of One Dollar (\$1.00) lawful money of the United States, the receipt whereof is hereby acknowledged, the undersigned, EVELYN DILLON, residing at 314 Quamnick Avenue, Town of New Windsor, Orange County, New York, hereinafter called "Grantor," hereby grants unto the TOWN OF NEW WINDSOR, a municipal corporation having its office at 355 Union Avenue, Town of New Windsor, Orange County, New York, hereinafter called "Grantee," for the use of Sewer District No. 9, a perpetual right of way over a parcel of land to enter upon and lay, install, operate, maintain and replace a pipe, manhole or manholes and appurtenances for conveying sewage, in, on, over, through and under the property of the Grantor, situated in the Town of New Windsor, Orange County, New York, and which is described as follows:

BEGINNING at a point in the westerly line of lands of the Grantor, said point being the easterly line of lands now or formerly of Bologna, and also being the southwest corner of an easement previously granted to the Town of New Windsor, Sewer District No. 9 (Map 2A), and running thence, along the southerly line of said existing easement, S 62° 30' 15" E 20' 4" to a point; thence, through lands of the Grantor S 7° 49' 30" E 56.4' 4" to a point; thence still through lands of the Grantor, S 54° 51' 30" W 135' 4" to a point in the line of lands now or formerly of D'Aquati; thence, along said line, N 22° 06' W 21' 4" to a point; thence, along lands now or formerly of Bologna, northeasterly to an iron pipe at an angle point in the westerly line of lands of the Grantor; thence, still along said lands now or formerly of Bologna, N 7° 13' 50" W 54.1' 4" to the point of place of beginning.

All of which is shown on Map No. 28A of Sewer District 9, dated 23 July 1970 prepared by Herbert L. Kartiganer P.E.D.S., a copy of which is hereto attached.

The Grantor reserves the right to use and enjoy the said premises, except for the rights and privileges herein described and granted, provided that such use shall not interfere with or cause injury or damage to the said sewer line or appurtenances thereto.

ASSESSMENT FOR PUBLIC SEWER

1834 370

In consideration of the sum of One Dollar (\$1.00) lawful money of the United States, the receipt whereof is hereby acknowledged, the undersigned, EVELYN DILLON, residing at 314 Quassaick Avenue, Town of New Windsor, Orange County, New York, hereinafter called "Grantor," hereby grants unto the TOWN OF NEW WINDSOR, a municipal corporation having its offices at 244 Union Avenue, Town of New Windsor, Orange County, New York, hereinafter called "Grantee," for the use of Sewer District No. 9, a perpetual right of way over a parcel of land 20' in width to enter upon and lay, install, operate, maintain and replace a pipe, manhole or manholes and appurtenances for conveying sewage in, on, over, through and under the property of the Grantor, situated in the Town of New Windsor, Orange County, New York, the center line of which is described as follows:

BEGINNING at a point in the westerly li. of lands of the Grantor, said point being S 7° 15' 50" E 14'± from the northwesterly corner of lands of the Grantor and running thence, 10' from and parallel to the northerly line of lands of the Grantor, S 62° 30' 15" E 203'± to a point in the westerly line of N.Y.S. Route 94, known as Quassaick Ave., said point being S 37° 10' 10" W 10'± from the northeasterly corner of lands of the Grantor.

ALL of which is shown on Map No. 20 of Sewer District No. 9 prepared by Herbert L. Kartiganer, P.E., L.S., dated 1 March 1969, revised 5 September 1969, a copy of which is hereto attached.

The Grantor reserves the right to use and enjoy the said premises, except for the rights and privileges herein described and granted, provided that such use shall not interfere with or cause injury or damage to the said sewer line or appurtenances thereto.

This grant is made upon the express conditions and reservations which shall continue and run with the land:

(a) That the Grantee shall, at its own cost and expense after completion of the original construction or the completion of future repairs to the sewer line, restore the surface of said lands and premises to substantially the same condition as before such construction or repairs.

● ● ● ● ● ● ● ●

【附註】

TOWN OF NEW WINDSOR

George J. Muiyars,  
Superintendent  
William A. Lockwood  
William A. Lockwood  
Scott W. Lockwood  
Paul M. Lockwood

14-00000 - 753

საბჭოთა

92-4-28-55

10 September 2001

6 Amy Lane  
New Windsor, NY 12553  
914-496-9345


Steven P. Drabick  
Professional Land Surveyor  
PO Box 539  
Continental Road  
Cornwall, NY 12518

Subject:

Dear Mr. Drabick

As per your request the 12-inch storm line from the proposed catch basin as shown is adequate to handle the required design year storm. The attached calculations are based on a 25-year storm and the total flow was based on the entire parking lot flowing through the proposed catch basin and 12 inch line. The maximum flow of the 12 inch HDPE pipe is based on inverts shown and can flow approximately 10.69 CF/sec compared to the actual flow of 0.79 CF/sec. Recommend that the proposed parking lot be graded towards the proposed and existing catch basins in order to minimize the amount of run off to Rte 94.

Sincerely,

  
Paul M. Simihtis P.E.  
License # 076044

Encl:

## National Brand

AS PER LETTER DATED 27 Nov, 90

"CLOSED DRAINAGE SYSTEM, GUTTERS AND ROADSIDE DITCHES -  
DESIGN STORM 10 YEAR"

⇒ USE 25 YEAR STORM FOR EXTRA CAPACITY.

### FROM DURATION FREQUENCY CURVES

AT A 20 MIN. DURATION - 25 YEAR STORM = 3.8" (SHEET 3 OF 5)

$$\therefore \text{RUNOFF} = Q = A C i \sqrt[5]{S/A}$$

WHERE  $Q =$  FLOW IN CF/SEC

$A = \text{AREA IN } A_2.$

$\dot{C}$  = INTENSITY IN INCH/20MIN

$$S = \text{SLOPE} \quad \text{FT/1000 F}$$

$$Q = 0.1704 (.9) (3.8'') \sqrt[5]{0.8 / 1.704}$$

$$= 0.5828 \cdot 1.36 \text{ (d)}$$

$$\Rightarrow = 0.79 \text{ CF/SEC}$$

⑤ INFORMATION FROM 5<sup>TH</sup> ROOT TABLE.

FROM SHEET 4 OF 5

MAX ALLOWABLE OF 12" HDPE PIPE FLOWING FULL  
IS 10.69 CFS  $>$  0.79 CFS

- PIPE SIZE WILL WORK.
- NOTE, LESS THAN  $\frac{1}{2}$  OF THE LOT WILL BE DRAINED TO 12" PIPE IN S.E. CORNER.



# CHECK ON SIZE OF COLLECTION PIPE :

NOTE: NO INVERT KNOWN AT 18' CONNECTION END  
 ASSUME PIPE IS 3 TIMES THE DIA IN DEPTH AS PER  
 MANUFACTURES REC.

∴ ASSUMED INVERT OF PIPE  
 $134' \text{ GROUND} - 4.5' = 129.5' \text{ MIN.}$   
 TO HIGH FOR OUTLET OF 18"  
 USE 128.5'

LENGTH OF 24" HDPE = 109'  
 $\text{SLOPE OF 24" HDPE} = 128.5 - 127.1 = 1.4'$   
 OR = 0.0128 FT/FT

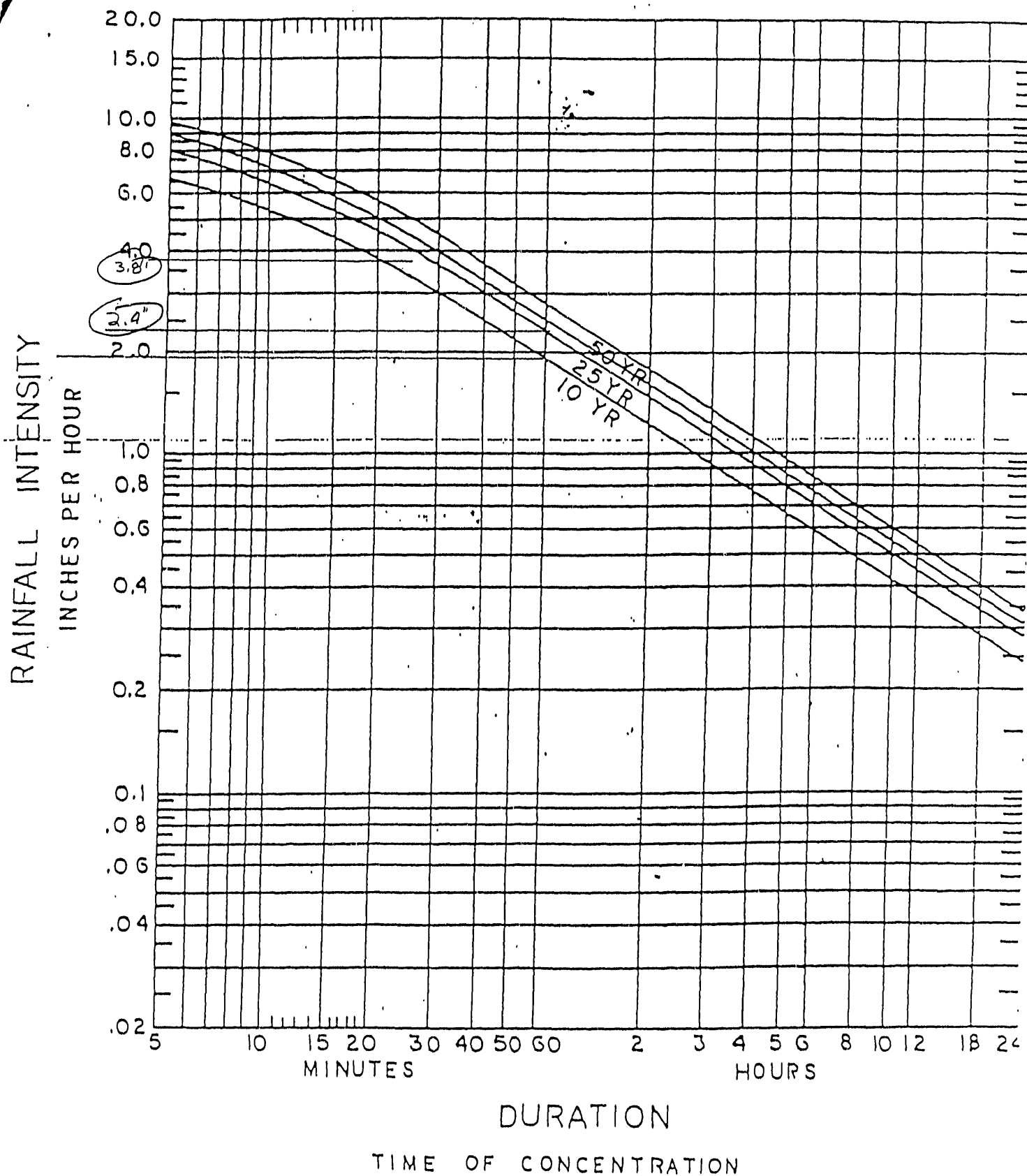
MAX FLOW OF 24" PIPE FROM SHEET 5 OF 5  
 = 35.39 CFS

TOTAL INCREASE FROM PARKING LOT 0.79 CFS

OR NET INCREASE OF 2.23%

⇒ EXISTING SYSTEM RELIEVED OVERLAND FLOW FROM  
 EXISTING LOT. WITH THIS FLOW REMOVED THE  
 EXISTING DRAINAGE SYSTEM WILL NOT BE OVER BURDENED.

# ALL INTENSITY DURATION FREQUENCY CURVES POUGHKEEPSIE N.Y.



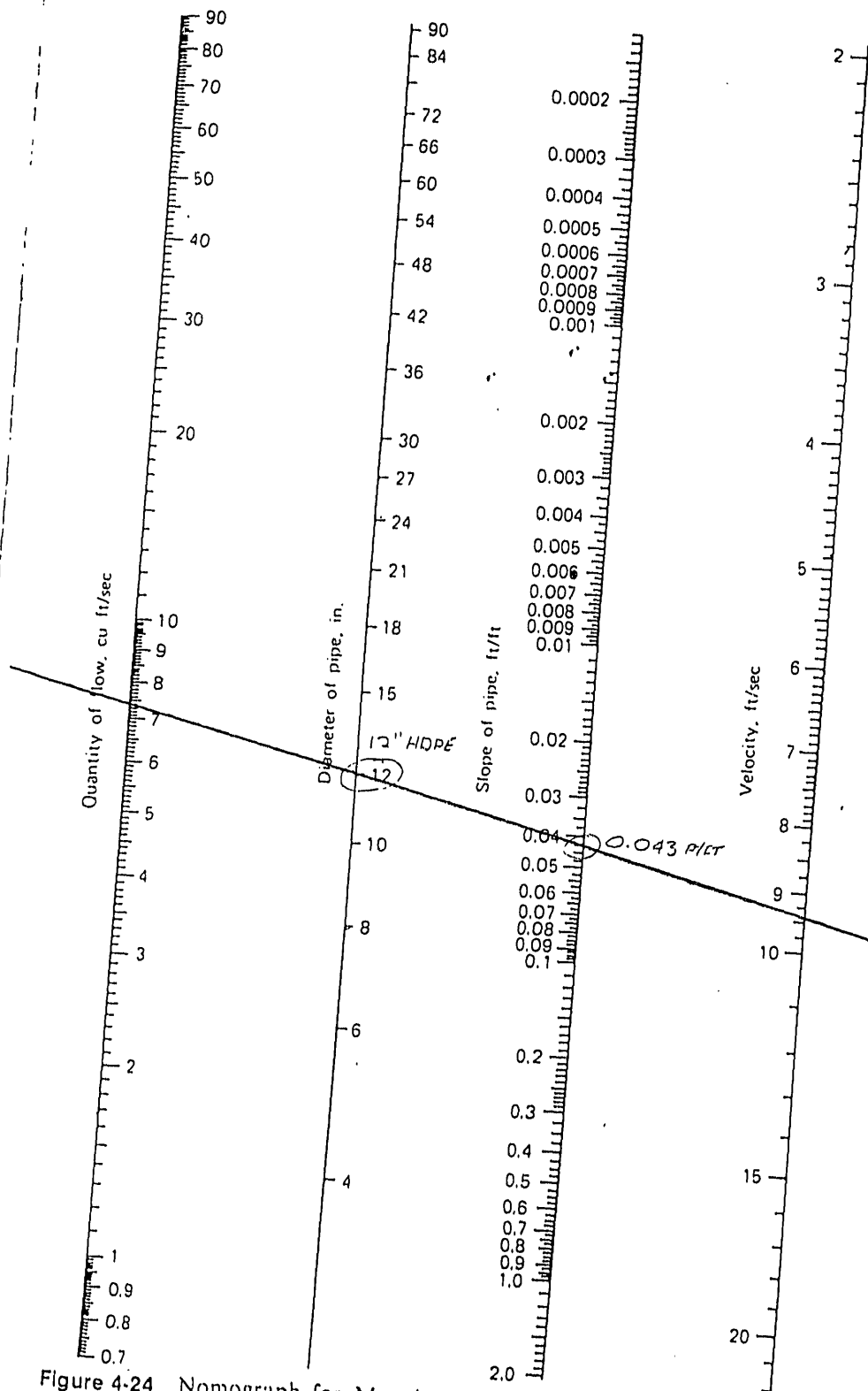


Figure 4-24 Nomograph for Manning formula, Eq. 4-25, for circular pipes flowing full based on  $n = 0.013$ .

ASSUME 12" IS FLOWING FULL.

MAX Q = 7.4 cfs/sec w/ MANNING OF 0.01

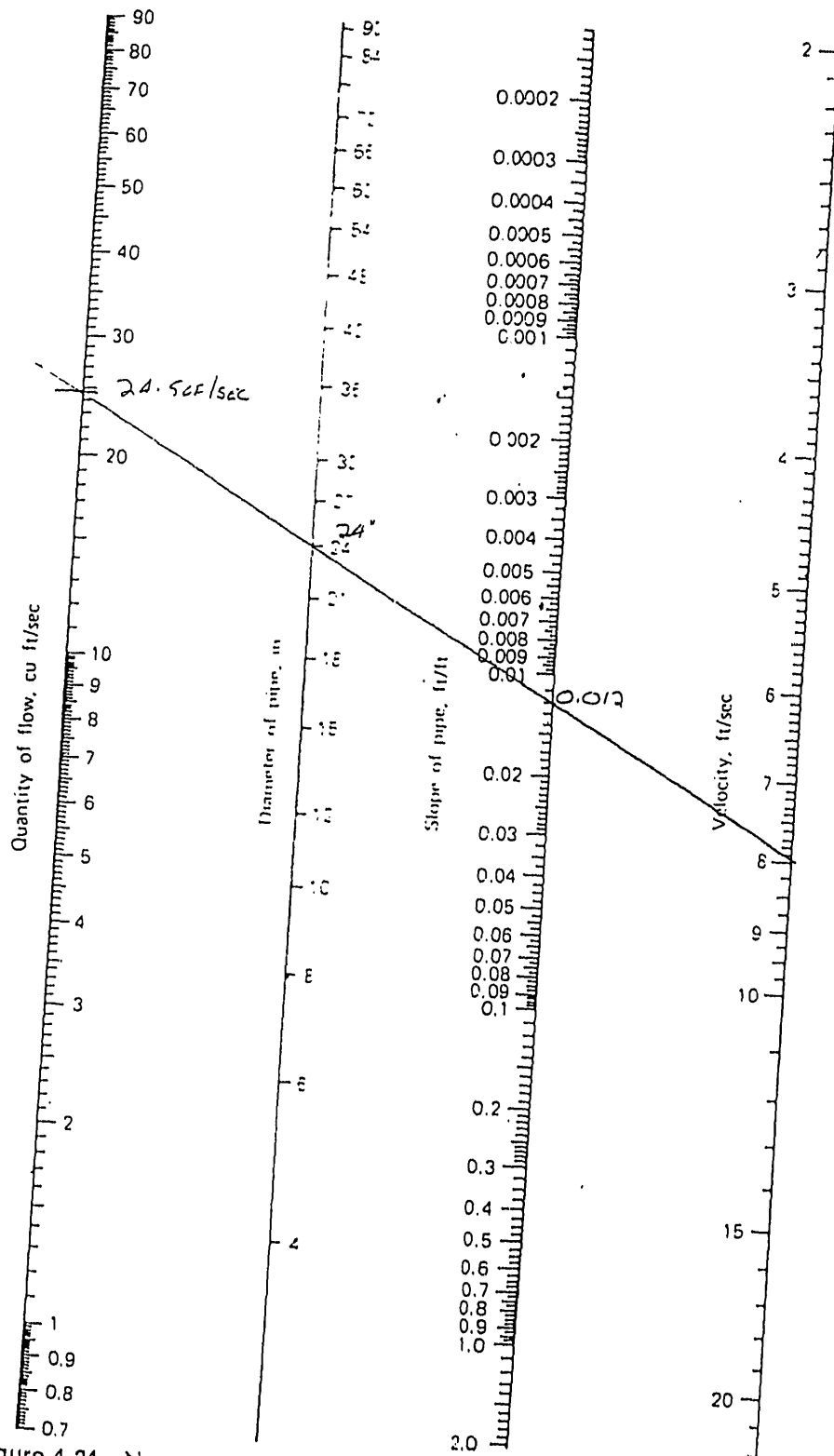
FOR HDPE

MANNINGS = 0.009

MAX FLOW FOR HDPE =

$$7.4 \text{ cfs/sec} \times \frac{0.013}{0.009}$$

= 10.69 cfs/sec



ASSUME 24" FLOWING  
FULL  
MAX Q = 24.5 CFS/SEC  
FOR HDPE W/ 0.005 MANNING  
 $24.5 \text{ CFS/SEC} \times \frac{0.013}{0.005}$   
1. 35.39 CFS/SEC.

Figure 4-24 Nomograph for Manning formula, Eq. 4-25, for circular pipes flowing full based on  $n = 0.013$ .



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
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New Windsor, New York 12553  
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- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 01 - 49  
WORK SESSION DATE: 5 Sept 01 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_ REQUIRED: \_\_\_\_\_  
PROJECT NAME: Rossi  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Jerry Rossi / Barbara C/  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

go w/ Resid.  
- bldg notes seen  
- time for p/b lot off by? dusk → 9pm  
- plan on record to P/H

P/H 9/12

CLOSING STATUS

\_\_\_\_ Set for agenda  
\_\_\_\_ possible agenda item  
\_\_\_\_ Discussion item for agenda  
\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98

RESULTS OF P.B. MEETING OF: Sept. 12, 2001

PROJECT: Dispersal S.P. & Spec. Perm. P.B.# 01-49

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) L S) K VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ✓ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

Close  
WAIVE PUBLIC HEARING: M) L S) K VOTE: A 3 N 0 Close  
WAIVED: Y ✓ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Change trees to 5' high for screening</u>
<u>Need revised plans</u>
<u>Need D.O.T. Approval letter or Work Permit</u>

"Public Hearing"

P.B.#  
01-49

Olivia Quintana: Frost Rd: Both

Steven Grove: spoke re: Drainage + Lighting & Traffic

Peter Groll: Spoke re: Parking lot being removed prior to P.B. approval.  
Asked about Screening

Berteno: Spoke re: Tree types for screening - requested a fence  
Trees to be changed to 5'

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Site Plan Subdivision of

Di Rienzo & Rossi

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                              ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age  
and reside at 350<sup>67</sup> Bethlehem Road, New Windsor, NY 12553.

On 8/21/01, I compared the 60 addressed  
envelopes containing the attached Notice of Public Hearing with  
the certified list provided by the Assessor regarding the above  
application for Site Plan/Subdivision and I find that the  
addressees are identical to the list received. I then mailed the  
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

21<sup>st</sup> day of August, 2001

  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified in Orange County  
Commission Expires 10/30/ 2002



## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the  
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a  
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York  
on SEPTEMBER 12, 2001 at 7:30 P.M. on the approval of the  
date

proposed ☒ SITE PLAN / ☐ SUBDIVISION / ☐ SPECIAL PERMIT approval

for ACCOUNTING OFFICES OF DERIENZO & ROSSI, CPAs located at 314  
name of project

QUASSACK AVE, NEW WINDSOR Tax Map # 44 | 27+26  
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD  
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public  
Hearing.

AUGUST 10, 2001  
Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

August 3, 2001

Jerry Rossi  
314 Quassack Ave.  
New Windsor, Ny 12553

RE: 44-1-26 & 27

Dear Sir/Madam

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$ 75<sup>00</sup>, less your deposit of \$25.00.

Please remit the balance of \$ 50<sup>00</sup>, to the Town Clerk at the above referenced parcel.

Sincerely,

*L. Cook / [Signature]*

Leslie Cook  
Sole Assessor

LC/srr

Cc: Myra Mason, PB

60 Mailed

41-1-1  
Wilbur & Elizabeth Brown  
7 Schoonmaker Drive  
New Windsor, NY 12553 ✓

41-1-18 41-1-19  
Carl & Carolyn Fiorelli  
9 Windsor Garden Drive  
New Windsor, NY 12553 ✓

44-1-24.2  
Clarence & Edie Lee  
304 Quassaick Avenue  
New Windsor, NY 12553 ✓

41-1-5  
Daniel & Dorothy Konkol  
11 Cross Street  
New Windsor, NY 12553 ✓

41-1-20  
Robert & Elizabeth Hodge  
299 Quassaick Avenue  
New Windsor, NY 12553 ✓

44-1-25  
Richard & Lillian Bertero  
308 Quassaick Avenue  
New Windsor, NY 12553 ✓

41-1-6  
Carol & Wolynic Sinatra  
9 Cross Street  
New Windsor, NY 12553 ✓

41-1-21  
Christine Ringgenberg  
297 Quassaick Avenue  
New Windsor, NY 12553 ✓

44-1-28  
Mark & Susan Etri  
29 Forest Hills Road  
New Windsor, NY 12553 ✓

41-1-7  
Scott & Michelle Mohl  
7 Cross Street  
New Windsor, NY 12553 ✓

44-1-19  
Albert & Rona Finkel  
79 Forest Hill Road  
New Windsor, NY 12553 ✓

44-1-30.1 30.2 30.3 30.4  
Bank one, NA  
3815 South West Temple  
Salt Lake city, Utah 84165 ✓

41-1-9  
Donald & Mary Conyey  
96 Blooming Grove Tpke  
New Windsor, NY 12553 ✓

44-1-20  
Carlos Estela & Samuel Inzarre  
20 Forest Hill Road  
New Windsor, Y 12553 ✓

44-1-31  
James & Maria Massi  
41 Forest Hill Road  
New Windsor, NY 12553 ✓

41-1-10  
John Bennett  
100 Blooming Grove Tpke  
New Windsor, NY 12553 ✓

44-1-21  
William & Margaret Orosz  
87 Forest Hill Road  
New Windsor, NY 12553 ✓

44-1-33  
Douglas & Dorian Remine  
47 Forest Hill Road  
New Windsor, NY 12553 ✓

41-1-11  
Gregory & Virginia Peters  
106 Blooming Grove Tpke  
New Windsor, NY 12553 ✓

44-1-22.1  
John Floyd & Maxine Williams  
294 Quassaick Avenue  
New Windsor, NY 12553 ✓

44-1-34  
Gerald & Renee Protter  
14 Cherie Lane  
New Windsor, NY 12553 ✓

41-1-12  
Gregory & Beth Dasilva  
108 Blooming Grove Tpke.  
New Windsor, NY 12553 ✓

44-1-22.2  
John McCluskey  
296 Quassaick Avenue  
New Windsor, NY 12553 ✓

44-1-35  
Patrick & Muriel Woodson  
16 Cherie Lane  
New Windsor, NY 12553 ✓

41-1-14.1  
Paul & Jodi Mickalalauskas  
309 Quassaick Ave.  
New Windsor, NY 12553 ✓

44-1-23.21  
George & Olivia Quintyne  
11 Forest Hill Road  
New Windsor, NY 12553 ✓

44-1-68.1  
Mireya Lopez & Ramon Aquillo  
298 Quassaick Avenue  
New Windsor, NY 12553 ✓

41-1-16  
Craig & Colleen MacFarland  
305 Quassaick Avenue  
New Windsor, NY 12553 ✓

44-1-23.22  
Giosue & Joyce Mazzrella  
17 Forest Hill Road  
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive Suite 202  
New Windsor, NY 12553 ✓

30

44-1-69  
Peter Grohl  
23 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-26  
Joseph Fraguada & Marta Barbot  
2 Louise Drive  
New Windsor, NY 12553 ✓

47-1-44  
Steven & Carmela Pazoga  
4 Garden Drive  
New Windsor, NY 12553 ✓

44-2-1  
Peter & Jean Harrison  
60 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-31  
Anthony & Marilyn Capicotto  
11 Louise Drive  
New Windsor, NY 12553 ✓

47-1-45  
Joseph Castenaro  
6 Garden Drive  
New Windsor, NY 12553 ✓

44-2-2  
John & Agnes Bolton  
14 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-35  
Eve & Richard Freda  
10 Louise Drive  
New Windsor, NY 12553 ✓

47-1-46  
John & Wendy McCaffrey  
8 Garden Drive  
New Windsor, NY 12553 ✓

44-2-3  
Stephan & Robin Grove  
78 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-36  
Grace Ludovico & Rose Piscitelli  
8 Louise Drive  
New Windsor, NY 12553 ✓

47-1-63  
Adelbert & Vera Curry  
40 Garden Drive  
New Windsor, NY 12553 ✓

44-2-4  
Richard & Carol Skinner  
40 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-37  
Gail Dominick  
4 Louise Drive  
New Windsor, NY 12553 ✓

47-1-64  
Jane Macgregor  
42 Garden Drive  
New Windsor, NY 1553 ✓

44-2-5  
Mark Pacione  
48 Forest Hill Road  
New Windsor, NY 12553 ✓

47-1-38  
Kevin & Phyllis Bunter  
4 Louise Drive  
New Windsor, NY 12553 ✓

47-1-84  
OSM Realty LLC  
219 Blooming Grove Tpke  
New Windsor, NY 12553 ✓

44-2-6  
Carolyn Koppel  
54 Forest Hill Road  
New Windsor, Y 12553 ✓

47-1-39  
Gary & Sandra Naparstek  
3 Louise Drive  
New Windsor, NY 12553 ✓

George Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

47-1-23  
Prakash Ramnani  
PO Box 4113  
New Windsor, NY 12553 ✓

47-1-41  
Mayer Associates, Inc.  
10 Dogwood Lane  
Newburgh, NY 12550 ✓

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553 ✓

47-1-24  
Livingstone & Susan Kuo  
102 Shaker Court North  
New Windsor, NY 12553 ✓

47-1-42  
Nichola & Jeannette Losinno  
89 Blooming Grove Tpke.  
New Windsor, NY 12553 ✓

Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553 ✓

47-1-25  
John & Dymrna Reidy  
1 Louise Drive  
New Windsor, NY 12553 ✓

47-1-43  
Kenneth & Diane Schlipback  
2 Garden Drive  
New Windsor, NY 12553 ✓

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553 ✓

30

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN  
APPLICANT: DE RIENZO, ANNE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/06/2001	MUNICIPAL HIGHWAY	07/18/2001	N/A
ORIG	07/06/2001	MUNICIPAL WATER	07/16/2001	APPROVED
ORIG	07/06/2001	MUNICIPAL SEWER	/ /	
ORIG	07/06/2001	MUNICIPAL FIRE	07/09/2001	APPROVED
ORIG	07/06/2001	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/25/2001	P.B. APPEARANCE	SET FOR PH
05/02/2001	WORK SHOP APPEARANCE	SUBMIT
02/01/2001	WORK SHOP APPEARANCE	RETURN TO WS
09/20/2000	WORK SHOP APPEARANCE	NO SHOW
08/02/2000	WORK SHOP APPEARANCE	RETURN TO WS
06/07/2000	WORK SHOP APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/06/2001	EAF SUBMITTED	07/05/2001	WITH APPLIC
ORIG	07/06/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/06/2001	LEAD AGENCY DECLARED	07/25/2001	TOOK LA
ORIG	07/06/2001	DECLARATION (POS/NEG)	/ /	
ORIG	07/06/2001	SCHEDULE PUBLIC HEARING	07/25/2001	SCHED PH
ORIG	07/06/2001	PUBLIC HEARING HELD	/ /	
ORIG	07/06/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	07/06/2001	AGRICULTURAL NOTICES	/ /	
ORIG	07/06/2001	BUILDING DEPT REFER NUMBER	/ /	
	/ /		/ /	



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

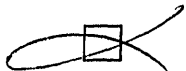
August 28, 2001

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 10956

Dear Members,

**RE: STATE ENVIRONMENTAL QUALITY REVIEW**

Dirienzo Site Plan  
New Windsor, Orange County



This Department has no objection to the Town of New Windsor Planning Board assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be accurate.



If a traffic study is prepared for the proposed project, please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within NYS Route 94 right-of-way.

Very Truly Yours,

Adrienne G. Bautista  
Civil Engineer I





STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

Richard A. Burns  
NYSDOT Permits  
112 Dickson Street  
Newburgh, NY 12550  
☐ ( 845 ) 565-9762

30 August, 2001

Mr. Mark J. Edsall, P.E. P.P.  
Planning Board Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

COPY

Re: DeRIENZO SITE PLAN NYS RT. 94

Dear Mr. Edsall,

Per your letter dated 21 August, 2001 with enclosed site plan with survey date of 5/7/01 I have comments as follows:

1. There is not enough information on the plan. I have enclosed a copy of page 32 of our entrance policy and standards for your information.
2. It is not readily apparent what criteria was followed for the site line analysis. I have enclosed a guideline for site line analysis. The sight distance shown is substantially substandard.  
*SEE SIGHT DISTANCE SHEET.*
3. The proposed area that is to be impervious is relatively large for a small lot. There is no indication as to how much extra water will actually be generated.  
*SEE DRAINAGE REPORT*

A commercial driveway permit application shall be accompanied by plans or drawings clearly indicating the following features of the site and abutting highways. The Department may require the following information to be prepared by a professional engineer, licensed land surveyor or a licensed architect.

- Location and dimensions of existing highway pavement, curbs, guide rail, medians, sidewalk, utilities, traffic signs, signals, pavement markings and right-of-way and property lines.
- Existing and proposed buildings and appurtenances. *SHOWN*
- Design features to be incorporated in proposed construction or reconstruction: *SHOWN*
  - Width, pavement type and thickness of driveways. *SEE DETAIL SHEETS*
  - Radii of driveway returns and other points of curvature. *SHOWN*
  - Driveway grades ~~or profile view~~ of driveway. *SHOWN*
  - Angle of driveways relative to the roadway centerline. *RADIAL*
  - Location of proposed median openings and guide rail. *N/A*
  - Dimensions of roadside control islands and driveway medians. *N/A*
  - Dimensions and elevations of curbs and sidewalks relative to the pavement edge. *SHOWN*
  - Location of authorized traffic signs, pavement markings and proposed advertisement signs. *SHOWN*

- Existing and proposed drainage features:

*SHOWN*

- Size, type and grade of driveway culverts.

*SHOWN*

- Highway drainage structures.

*SHOWN*

- Direction of surface water flow on applicant's property. *SHOWN*

- Distance from each existing and proposed driveway on the site to:

- The nearest side road in each direction if within 1000 feet. *SW SHOWN*

*TO THE NE 220'*

- Nearest driveway on adjacent properties.

*TO THE NE 203'*

- Streets, roads or driveways opposite the site.

*NONE*

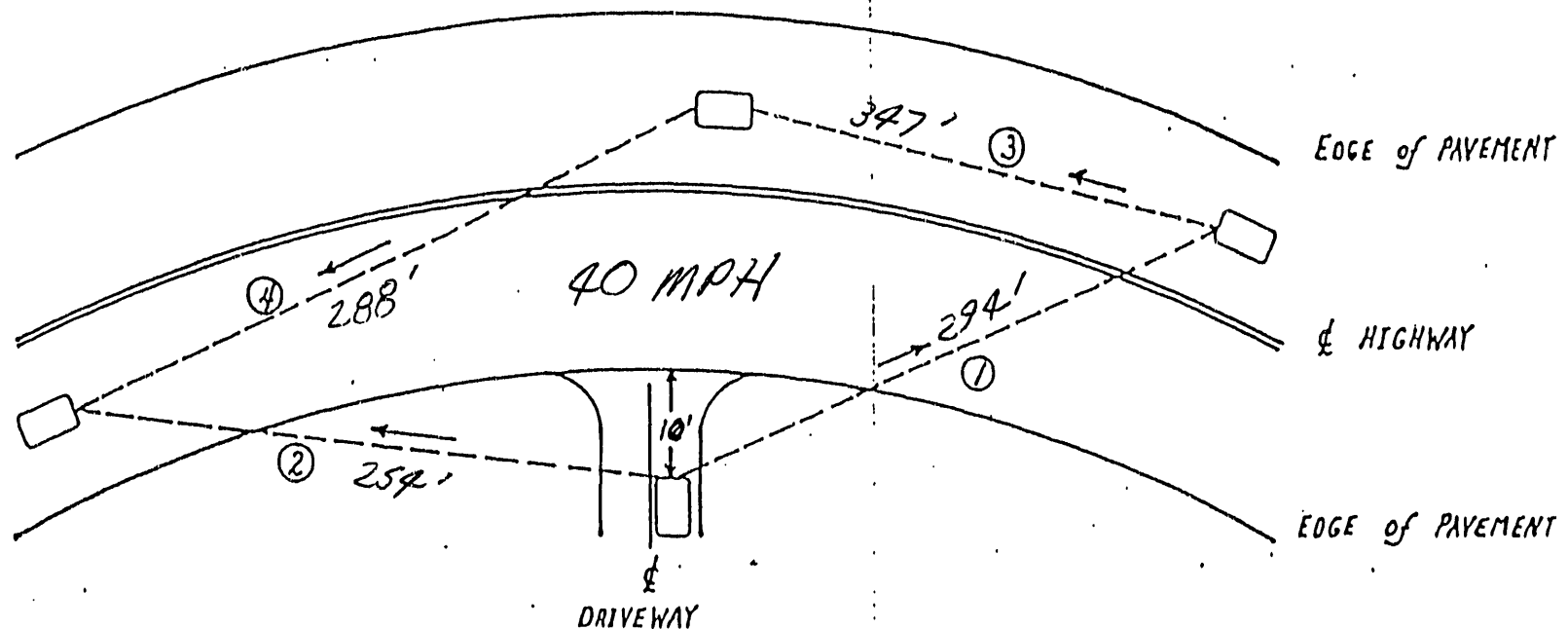
- Adjacent property lines.

*SHOWN*

- North directional arrow.

*SHOWN*

# SIGHT LINE CRITERIA

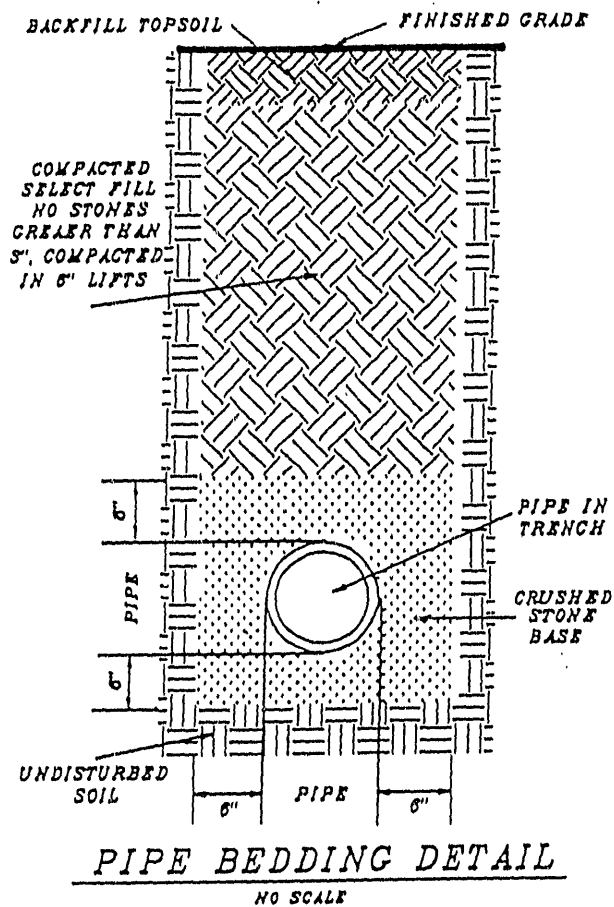


- ① EXITING SIGHT LINE AT 10' FROM THE EDGE OF PAVEMENT LOOKING RIGHT TO THE APPROACHING VEHICLE.
- ② EXITING SIGHT LINE AT 10' FROM THE EDGE OF PAVEMENT LOOKING LEFT TO THE APPROACHING VEHICLE.
- ③ REAR END SIGHT LINE FROM THE LEFT TURN ENTERING VEHICLE TO A VEHICLE APPROACHING FROM THE SAME DIRECTION
- ④ SIGHT LINE FROM THE LEFT TURN ENTERING VEHICLE TO A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION.

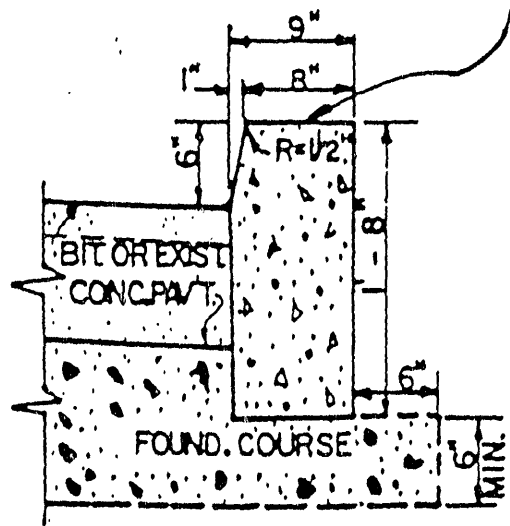
## NOTE:

HEIGHT of DRIVERS  
EYE IS 3.50

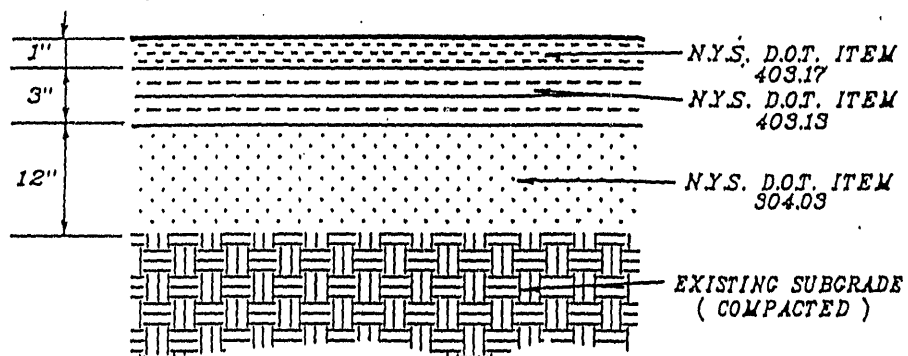
HEIGHT of OBJECT IN  
THE CENTER of THE  
OBJECTS LANE IS 4.25'



$\frac{1}{8}$ " PITCH TOWARD ROADWAY



N.Y.S.D.O.T. CURB DETAIL





## Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

### Assessors Office

cc: Jerome  
Rossi

R&F

12/11/00

26A

November 29, 2000

To Whom It May Concern:

Re: 44-1-27

Please be advised that the property located at 314 Quassaick Avenue in New Windsor, identified by Section/Block/Lot as 44-1-27, was, according to our records built in 1964.

It was originally built and used as a nursing home known as, Dillon's Nursing Home. It was later known as the New Windsor Town House for Adults. It has therefore, since inception been, a commercial use property in what is now an R4 Zone.

Sincerely,

Leslie Cook  
Sole Assessor, Town of New Windsor

COPY

December 11, 2000

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PRELIMINARY MEETING:

LOCKWOOD/ROSSI

MR. NUGENT: Request for change of use for accounting office at the former Townhouse Nursing Home located at 314 Quassaick Avenue in an R-4 zone.

Mr. Jerome Rossi and Ms. Barbara Corwin appeared before the board for this proposal.

MR. ROSSI: I'm a partner in the accounting firm of DiRienzo and Rossi located on Windsor Highway, New Windsor.

MS. CORWIN: Barbara Corwin, I'm Jerry's architect.

MS. CORWIN: I guess we're here to show you what we plan to do. We're here tonight to just, we have a proposed sketch plan for the building which will be used as professional offices which does require a use change and this is the existing survey, this is an overlay of what we propose and I do have prints for you too. We're not changing the building, we're changing the parking lot, eventually.

MR. ROSSI: Yes, to my understanding, what I believe we're applying for is an extension of non-conforming use. I have here a letter from the Town of New Windsor Assessor's office that basically says please be advised that the property located at 314 Quassaick Avenue, New Windsor identified by section, block lot as 44-1-27 was according to our records built in 1964. It was originally built and used as a nursing home known as Dillon's Nursing Home, later known as New Windsor Townhouse for adults. It's therefore since inception been a commercial use property in what is now an R-4 zone. And that was signed by Leslie Cook, the Sole Assessor for the Town of New Windsor so I'll present that to you.

MR. NUGENT: I'll put it in the record. Mike, that building that was there that didn't fit in an R-4 zone either, did it?

December 11, 2000

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MR. BABCOCK: No, that's what the confusion was, I mentioned this a little bit at the last meeting, some of the records when we first started we indicated that it was a non-conforming use, it's been there before zoning and then it would be a matter of changing from one non-conforming use to another, then there was some further information that came into the office that Dillon it appeared that they had built it as a single family house and then sometime in 1972 and that's basically looking at some records that really couldn't make heads or tails about it, we talked to the assessor, Leslie and see what she could find going back and I just got back from vacation today so I'm not familiar with the letter myself but apparently, Leslie has seen that Dillon must of made it a nursing home at that time before '66 and then sold it to New Windsor Townhouse.

MR. NUGENT: It was Dillon's for a while.

MR. BABCOCK: But our records indicated at one point that we, the way we read it, it indicated that they had built it as a single family house and then sometime later changed it so therefore, it wouldn't be a non-conforming use and they'd come to this board. We found some paperwork in there that didn't have a lot of information about it, but they did go to the zoning board so--

MR. NUGENT: But you don't know for what reason?

MR. BABCOCK: Yeah, so we said it's really a crazy, there's no evidence that says exactly what it was, so Leslie has looked in her records which we would go by and if she's saying it was a nursing home before zoning and that it's a non-conforming use, then a non-conforming use the code says can will change from another non-conforming use with a special permit.

MR. NUGENT: But not if from this board.

MR. BABCOCK: That's right.

MS. CORSETTI: We have nothing in our records, I checked.

December 11, 2000

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MR. TORLEY: With the new bulk tables as a nursing home, wouldn't it count under B12 and B13 or mercenary institutions, hospitals, so as it stands now, it may be safe for area variance, might be a conforming use as a nursing home, I don't know what the law says about if you have a non-conforming use and change the zoning code to previous non-conforming use is now conforming now you have admitted--

MR. NUGENT: It's in R-4, it's never going to conform.

MR. TORLEY: Says by special permit of the planning board, I'm assuming that at some point the zoning board was the equivalent of that.

MR. BABCOCK: What we have to do first is if we're going to go by, I mean the board has to make the decision if we're going to go by Leslie's letter and consider it a non-conforming use, then we need to take the steps from there. When like I said I just got back from vacation, that's the first I seen that letter which actually it's good for the applicant that it came out that way.

MR. TORLEY: But it still requires special permit from the planning board.

MR. BABCOCK: That's correct but you're hitting me with these questions first tonight and I haven't even had a chance to look at it and looking through the code there now, under 48-24, the non-conforming uses, says it can remain there indefinitely but cannot change to another non-conforming use, then goes on to tell you what you have to do if you want to change it.

MR. NUGENT: Well, I don't think they need a public hearing based on that, they don't, they need to go to the planning board special permit, go through the planning board, not us.

MR. BABCOCK: If that's what is determined and Andy's reading it now, I don't think they would need an interpretation, I think maybe Andy should answer this, I think, but he, I think what she'd need is a site plan



December 11, 2000

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which they're going to have to do anyway, they know that when they go to the planning board for the site plan, they get site plan and special permit all at one time.

MR. KRIEGER: That's the way I read it, yes, whether it was non-conforming, whether it's, they're not helped by the fact that if there's been a change in the code and somehow made it conforming if it was non-conforming certainly which it was established it's pre-existing, and if the board is satisfied that Leslie Cook's letter establishing its pre-existing non-conforming status, then all they need to do is go to the planning board, they need to ask for two things once they're there but nothing here.

MR. NUGENT: So based on this letter, we can hang our hat on this, is that what you're saying?

MR. KRIEGER: Yes, let me see the letter here.

MR. REIS: Just for the record, the existing building the way it sits, the footprint is going to remain the same?

MR. ROSSI: Yes, sir.

MR. REIS: The curb cuts that you have on the map is that required by the planning board or something that you just developed?

MR. ROSSI: Probably both, it's something that we'd like to develop and probably something that would be favored by the planning board.

MR. KRIEGER: I think the board could interpret that letter as being the only credible evidence and if there's some evidence to the contrary then it would require a hearing but if there's no evidence to the contrary then--

MR. BABCOCK: Like I said, there's information in the record that it is not clear at all, there was some information, they went to the ZBA, it doesn't say what they did at the ZBA.

December 11, 2000

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MR. KRIEGER: No substantial evidence to the contrary?

MR. BABCOCK: Nothing.

MR. KRIEGER: Matter of fact, that wouldn't even be probative evidence, it would be some hint of possible evidence maybe if one dug deep enough one day.

MR. NUGENT: Do we need a motion?

MR. TORLEY: Before they go, just one quick thing you would meet all the requirements you said you were changing the parking, are you going to have enough parking spots for the area that you have?

MR. ROSSI: Yes.

MR. KRIEGER: So I should think a motion is in order so that the board accept Leslie Cook's letter as the only credible evidence and that therefore, the property is a pre-existing, non-conforming use and according to 48-24B, any further action has to be, must be in front of the planning board,

MR. NUGENT: I'll accept a motion.

MR. TORLEY: So moved.

MR. MC DONALD: Second it.

ROLL CALL

MR. TORLEY	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. NUGENT	AYE



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

Richard A. Burns  
NYSDOT Permits  
112 Dickson Street  
Newburgh, NY 12550  
☎ ( 845 ) 565-9762

30 August, 2001

Mr. Mark J. Edsall, P.E. P.P.  
Planning Board Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Re: DeRIENZO SITE PLAN NYS RT. 94

Dear Mr. Edsall,

Per your letter dated 21 August, 2001 with enclosed site plan with survey date of 5/7/01 I have comments as follows:

1. There is not enough information on the plan. I have enclosed a copy of page 32 of our entrance policy and standards for your information.
2. It is not readily apparent what criteria was followed for the site line analysis. I have enclosed a guideline for site line analysis. The sight distance shown is substantially substandard.
3. The proposed area that is to be impervious is relatively large for a small lot. There is no indication as to how much extra water will actually be generated.

4. Excess water generation mitigation may be necessary if the extra water generated is too much for the existing system. See enclosed drainage analysis guideline.
5. There is no driveway profile.
6. All submittals must have the Highway Reference Markers included for determining exact location. I have enclosed a sample copy.
7. The speed limit is important for evaluation. The applicant must have this indicated on the plans.
8. There is a stop sign shown on the plans. Stop signs are not appropriate for private entrances. Stop signs are considered redundant because of V&T law section 1173 which requires motorists to stop anyway.
9. There is a sign indicated for removal. It is not apparent if it is ours or not.
10. I will need three copies of plans with the necessary revisions for further evaluation.
11. This list is not exhaustive. There are other detail requirements needed for the Permit.

I have enclosed a copy of the DOT "POLICY and STANDARDS for Entrances to State Highways" for your use and information. I think you will find the information very helpful. I may be reached at the above address and number if you need clarification in this matter or other permit issues. Thank you for taking the time to consult with The DOT on these issues.

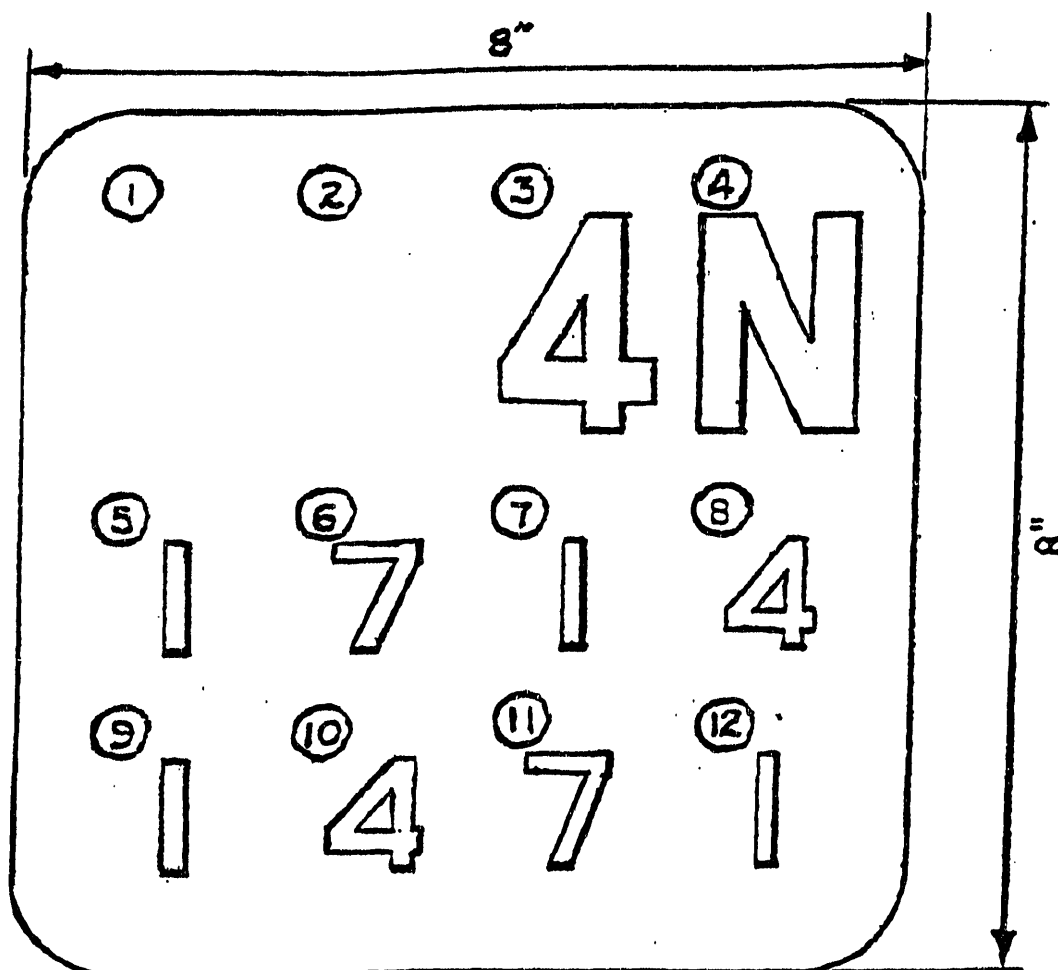
Sincerely,



Richard A. Burns,  
Permits

cc: Glenn Boucher, Traffic, Engineering and Safety

# HIGHWAY REFERENCE MARKER



## CHARACTER POSITIONS

1 thru 3 are Route Numbers

4 is reserved for route letter designation; 4N, 87L, 104B

Interstate routes are designated I in 4

5 and 6 indicate District and County

7 and 8 indicate County Order of the route from its beginning at Western or Southern terminus.

9 indicates control segment in each County

10 indicates ten-mile posting

11 indicates one-mile posting

12 indicates one-tenth mile posting

10 position will also be used to indicate interchange ramps and other similar features within each control segment

### 6.1.2 Plan Details

The plans shall include the following details prepared by a licensed design professional.

- Location and dimensions of existing highway pavement, curbs, guide rail, medians, sidewalk, utilities, traffic signs, signals, pavement markings and right-of-way and property lines.
- Existing and proposed buildings and appurtenances.
- Design features to be incorporated in proposed construction or reconstruction:
  - Width, pavement type and thickness of driveways.
  - Radii of driveway returns and other points of curvature.
  - Driveway grades or profile view of driveway.
  - Angle of driveways relative to the roadway centerline.
  - Location of proposed median openings and guide rail.
  - Dimensions of roadside control islands and driveway medians.
  - Dimensions and elevations of curbs and sidewalks relative to the pavement edge.
  - Location of authorized traffic signs, pavement markings and proposed advertisement signs.
- Existing and proposed drainage features and a report addressing their impacts:
  - Size, type and grade of driveway culverts.
  - Highway drainage structures.
  - Direction of surface water flow on applicant's property.

- Distance from each existing and proposed driveway on the site to:
  - The nearest side road in each direction if within 1000 feet (300 m).
  - Nearest driveway on adjacent properties.
  - Streets, roads or driveways opposite the site.
  - Adjacent property lines.
  - North directional arrow.
- Provisions for maintaining safe traffic flow, pedestrian access and work site safety during construction and any work or work space restrictions required by the Department to minimize traffic impacts during peak traffic flow periods.
- The Department may require additional information as site specific conditions warrant.

For major commercial entrances, a Traffic Impact Study (TIS) including details of internal vehicular, transit and pedestrian traffic circulation, parking, traffic control devices, actual and estimated traffic volumes and any proposed additional pavement lanes or widening on the highway shall be provided. The TIS and the plans submitted shall be prepared by a licensed Professional Engineer.

### 6.2 Material

All commercial driveways shall have a paved surface extending from the edge of the travel lane to the highway right-of-way line. Where the highway right-of-way line is closer than 10 feet (3.0 m) to the edge of the travel lane, the paved surface shall extend at least 10 feet (3.0 m) back from the edge of travel lane. The material and thickness of commercial driveways within the highway right-of-way shall be designed to provide adequate support for the volume and character of traffic using the driveway. This information shall be shown on the plans or drawing accompanying the permit application and shall be subject to review and approval by the Department.

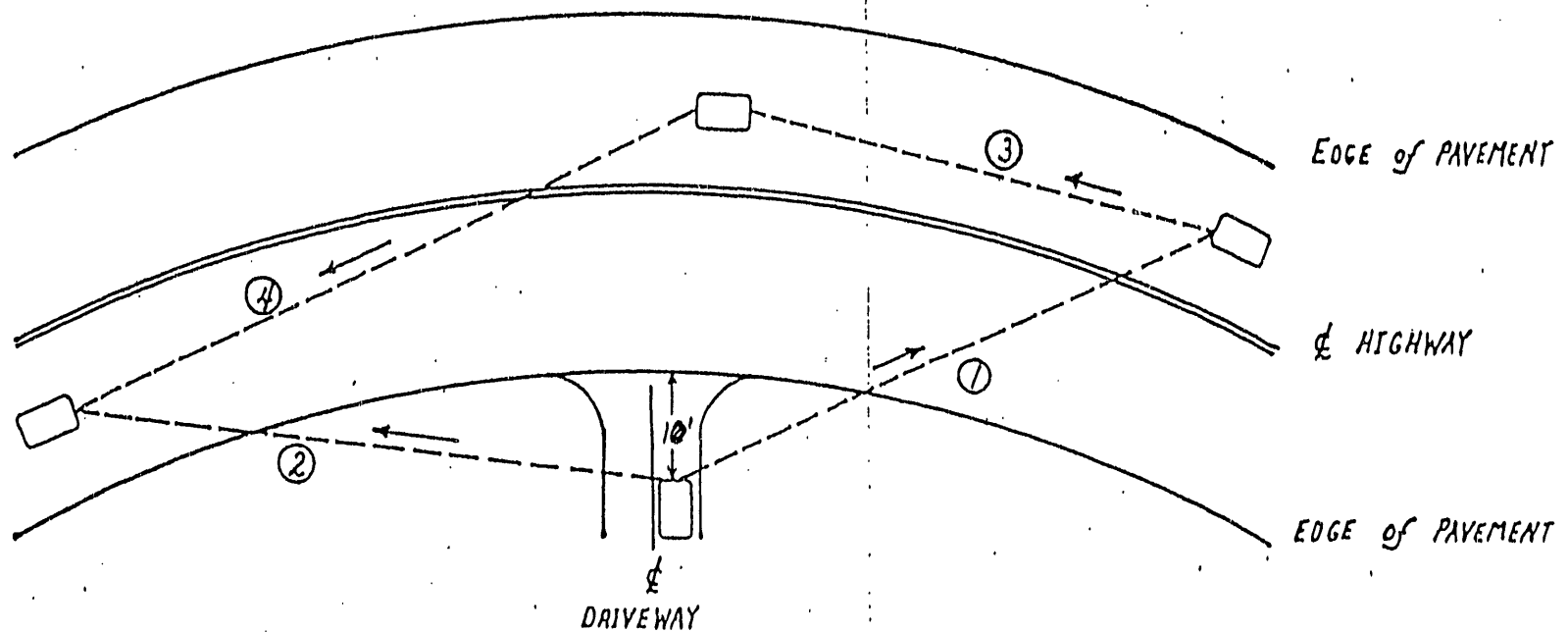
A commercial driveway permit application shall be accompanied by plans or drawings clearly indicating the following features of the site and abutting highways. The Department may require the following information to be prepared by a professional engineer, licensed land surveyor or a licensed architect.

- Location and dimensions of existing highway pavement, curbs, guide rail, medians, sidewalk, utilities, traffic signs, signals, pavement markings and right-of-way and property lines.
- Existing and proposed buildings and appurtenances.
- Design features to be incorporated in proposed construction or reconstruction:
  - Width, pavement type and thickness of driveways.
  - Radii of driveway returns and other points of curvature.
  - Driveway grades or profile view of driveway.
  - Angle of driveways relative to the roadway centerline.
  - Location of proposed median openings and guide rail.
  - Dimensions of roadside control islands and driveway medians.
  - Dimensions and elevations of curbs and sidewalks relative to the pavement edge.
  - Location of authorized traffic signs, pavement markings and proposed advertisement signs.

-- Existing and proposed drainage features:

- Size, type and grade of driveway culverts.
- Highway drainage structures.
- Direction of surface water flow on applicant's property.
- Distance from each existing and proposed driveway on the site to:
  - The nearest side road in each direction if within 1000 feet.
  - Nearest driveway on adjacent properties.
  - Streets, roads or driveways opposite the site.
  - Adjacent property lines.
- North directional arrow.

# SIGHT LINE CRITERIA



- ① EXITING SIGHT LINE AT 10' FROM THE EDGE OF PAVEMENT LOOKING RIGHT TO THE APPROACHING VEHICLE.
- ② EXITING SIGHT LINE AT 10' FROM THE EDGE OF PAVEMENT LOOKING LEFT TO THE APPROACHING VEHICLE.
- ③ REAR END SIGHT LINE FROM THE LEFT TURN ENTERING VEHICLE TO A VEHICLE APPROACHING FROM THE SAME DIRECTION
- ④ SIGHT LINE FROM THE LEFT TURN ENTERING VEHICLE TO A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION.

## NOTE:

HEIGHT of DRIVERS  
EYE IS 3.50

HEIGHT of OBJECT IN  
THE CENTER of THE  
OBJECTS LANE IS 4.25'





MEMORANDUM  
DEPARTMENT OF TRANSPORTATION

TO: Resident Engineers, Residency 8 - \_\_\_\_\_

FROM: W. J. Gorton, Design Group, Region 8 WJG

SUBJECT: REGIONAL DRAINAGE POLICY IN REVIEW OF HIGHWAY WORK PERMITS

DATE: November 27, 1990

At this time of changing procedures for review of work permit applications, it is our turn. The existing drainage requirements we ask of permit applicants do not conform to our Design Manual and Regional policies. The following should summarize the new requirements:

Design Year Storm

Open culverts crossing primary routes, major arterials, and interstates;  
i.e. Route 17, Route 9, etc. - Design Storm 50 year.

Open culverts secondary routes, minor arterials, collector roads, and local roads; i.e. most two-lane State highways - Design Storm 25 year.

Closed drainage systems, gutters, and roadside ditches - Design Storm 10 year.

Drainage Structures

New statewide standard drainage structures have been developed by Main Office and are to be used starting February 14, 1990. The details are as shown on standard sheets 604-5, 604-6, 604-7, and 604-8. We have instituted a regional requirement that only a limited number of frames and grates should be used for ease of maintenance. The frames and grates are:

Reticuline grate without curb inlet, F-22, G-G22

Reticuline grate with curb inlet, F-F3, G-G3

Parallel Bar Grate without curb inlet, F-12PCB, G-12PCB

Any drainage structure which fits these grates is acceptable.

I have put together a sheet summarizing the regional drainage requirements as guidelines. This could be used as an insert into the permit applications, for permits which involve drainage review. The sheet is attached.

If you have any questions, please call me at (914) 431-5848.

WJG:IMS

cc: J. Wickeri, Traffic Engineering & Safety Group, Region 8  
J. J. Gleeson, Regional Highway Maintenance Engineer, Region 8

New York State Department of Transportation  
Region 8, Drainage Guidelines For Highway Work Permit Applications

Required Information

A brief drainage report which provides clear and concise calculations that one of the following conditions have been met:

1. Any additional runoff from the proposed development will not exceed the capacity of the existing system for the design storm. This would include calculations of what the existing system handles currently and what the system will handle in the future. This also should include downstream capabilities. An option here is new culverts if increased downstream runoff is not a concern.
2. Any additional runoff from the proposed development results in a zero net increase in peak flows for the design storm. This should include detention pond analysis. The storage requirement for detention ponds should be a minimum of 25 year storm.

The drainage report should also include, at a minimum, a description of work proposed, existing site conditions, plan of drainage areas, and a summary. Preferred methods of analysis: for small drainage areas - rational method; for large or complex drainage areas - S.C.S. TR-55 method. Any deviations from these methods should be explained in the drainage report.

~~Also, a site plan showing proposed work should be included.~~

Design Parameters

Design Storms - Open culverts under major roads - 50 year  
Open culverts under most state roads - 25 year  
Closed drainage system, gutters, ditches - 10 year.

Time of Concentration - Use a minimum  $T_c$  of 5 minutes for fully paved surfaces and 10 minutes for overland flow.  $T_c$  to be determined by attached nomograph for rational analysis or by the uplands method. "Seeleyes Design For Civil Engineers" method is not acceptable.

Intensity - Design storm intensity should be from existing rainfall intensity charts developed from technical paper #40 of the Weather Bureau, samples attached.

Pipes and Drainage Structures

- Minimum pipe size in the State R.O.W. is 18 inches.

- The pipes should have at least a 70-year design life for closed drainage systems and cross culverts and 20 years for driveways.

70-year - RCP, smooth lined corrugated polyethylene pipe and polymer coated, paved invert, 14 gage corrugated steel pipe.

20-year - any above plus plain 14 gage C.S.P., or 18 gage asphalt coated with paved invert C.S.P.

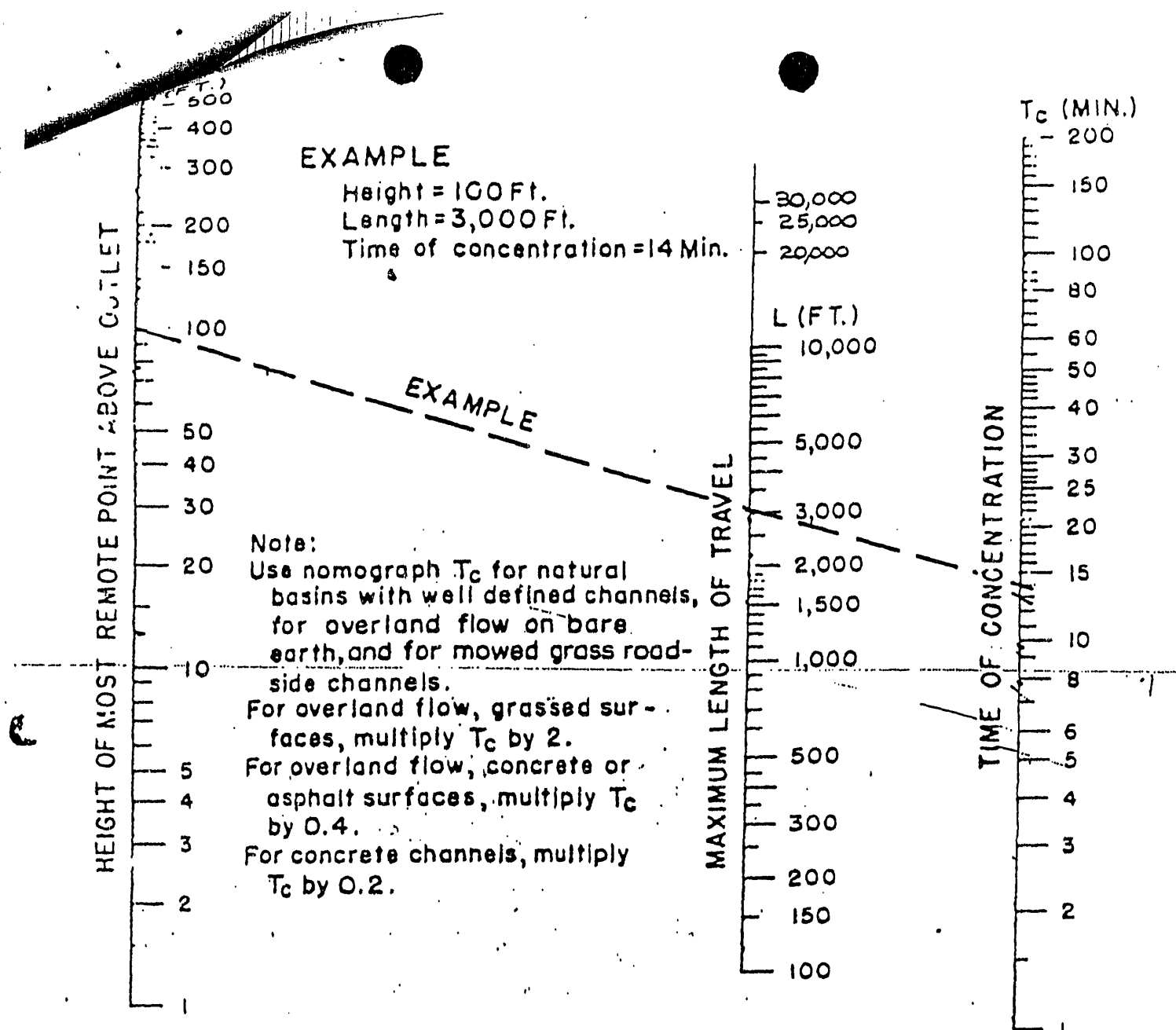
- All drainage structures built within the State R.O.W. are to be built in accordance with statewide standard sheets 604-5, 6, 7 & 8. The frames and grates should be:

F-22, G-G22 for Reticuline grate without curb inlet

F-F3, G-G3 for Reticuline grate with curb inlet

F-12PCB, G-12PCB for Parallel Bar Grate without curb inlet

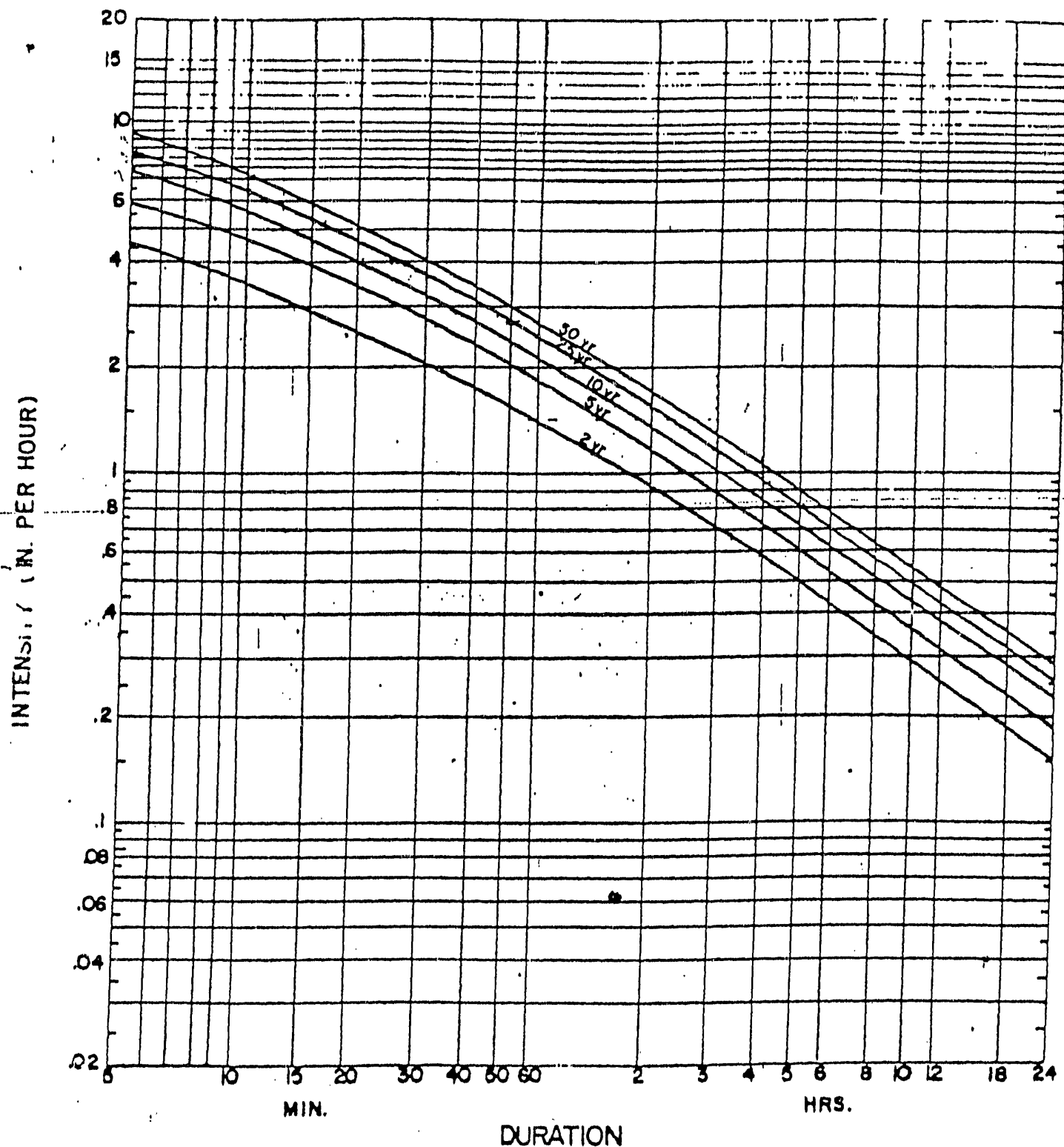
to be used only in areas with no pedestrians or bicycle traffic.



Based on study by P. Z. Kirpich,  
 Civil Engineering, Vol. 10, No. 6, June 1940, p. 362

**FIG. 5—TIME OF CONCENTRATION OF SMALL DRAINAGE BASINS**

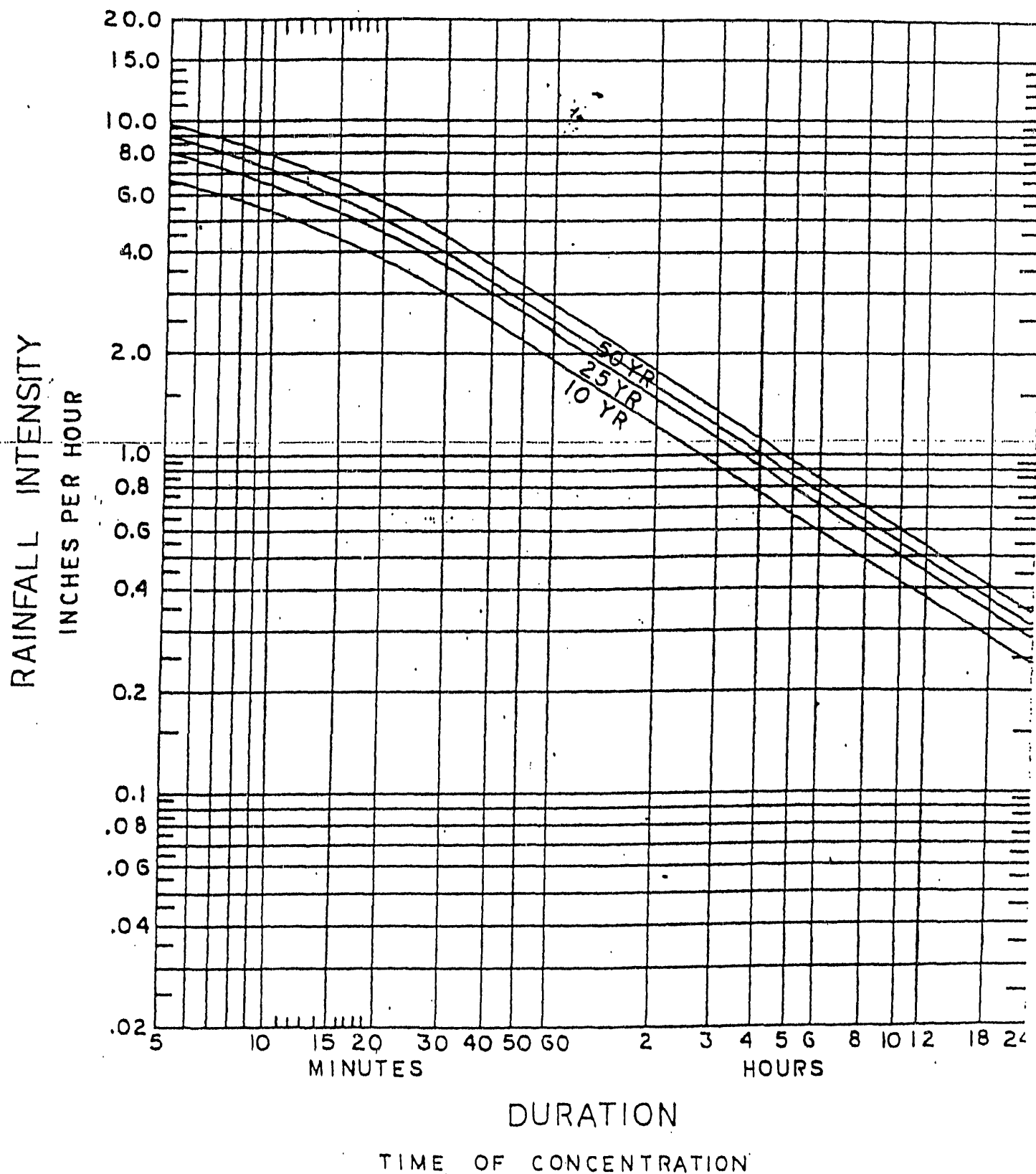
# RAINFALL INTENSITY-DURATION-FREQUENCY CURVE



CENTRAL WESTCHESTER, NEW YORK

Plotted From: RAINFALL FREQUENCY ATLAS OF UNITED STATES  
TECH. PAPER NO. 40, WEATHER BUREAU

# RAINFALL INTENSITY DURATION FREQUENCY CURVES POUGHKEEPSIE N.Y.





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

21 August 2001

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: DeRIENZO SITE PLAN – NYS RT. 94  
PLANNING BOARD NO. 01-49

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for Site Plan approval of a business office located at 314 Quassaick Avenue (NYS Rt. 94) within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

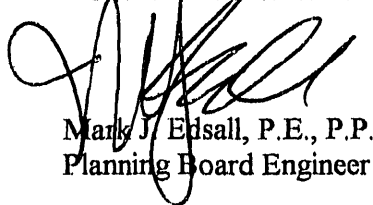
We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW01-49-DOT082101.doc



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

21 August 2001

SUBJECT: DERIENZO SITE PLAN – NYS ROUTE 94  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
(NWPB REF. NO. 01-49)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the DeRienzo Business Office project, located 314 Quassaick Avenue (NYS Rt. 94) within the Town. The project involves, in general, the conversion of the existing facility for use as a business office site plan. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 563-4615.

Very truly yours,

Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

NYS Department of Transportation, Poughkeepsie  
George J. Meyers, Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk (w/o encl)  
Myra Mason, Planning Board Secretary  
Planning Board Attorney (w/o encl)  
Applicant (w/o encl)

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

RECEIPT  
#784-2001

08/10/2001

DeRienzo & Rossi  
102 Windsor Highway  
New Windsor, NY 12553

Received \$200.00 for Planning Board Fees on 08/10/2001. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB # 99-17  
Special Permit Application Fee



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-49

NAME: PA2000-626 DERIENZO, ANNE SITE PLAN

APPLICANT: DE RIENZO, ANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	REC. CK. #0194	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#638-2001**

07/06/2001

PB #01-49

DeRienzo & Rossi

Received \$ 100.00 for Planning Board Fees on 07/06/2001. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: July 9, 2001**

**SUBJECT: De Rienzo Site Plan**

**Planning Board Reference Number: PB-01-49**


**Dated: 5 July 2001**

**Fire Prevention Reference Number: FPS-01-045**

**A review of the above referenced subject site plan was conducted on 9 July 2001.**

**This site plan is acceptable.**

**Plans Dated: 15 June 2001**



**Robert F. Rodgers**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUL 09 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-49**

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

JUL 5 - 2001

Please  
Return by  
7/23/01

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved Does not need Highway approval  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Harry Hall 7/18/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-49

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

JUL 5 - 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Anne De Rienzo has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

This property is on a well - Not serviced  
by water system. Call if needed to discuss  
possible hook-up.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 7-16-01  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
  
☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 013-49  
WORK SESSION DATE: 2 May 01 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: NO REQUIRED: Full App  
PROJECT NAME: Rossi S/P  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Stere D / Barbara C  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X \_\_\_\_\_  
ENGINEER X \_\_\_\_\_  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need 23 spaces.
- want to access single spot.
- get plan in AAP so we can send to DOT.
- not permitted use in. got variance for extension of non-conf.
- Show provided only no required

pbwsform 10MJE98

CLOSING STATUS

☒ Set for agenda  
☒ possible agenda item  
☒ Discussion item for agenda  
☒ ZBA referral on agenda



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF N.W.

P/B

<sup>1-3</sup>  
**01-49**

WORK SESSION DATE: 7 Feb 01

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Rossi - S/P

PROJECT STATUS: NEW ☒ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Jerry R. ; Barbara Corni,

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_

FIRE INSP. ☒

ENGINEER ☒

PLANNER \_\_\_\_\_

P/B CHMN. \_\_\_\_\_

OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- make one-way lap - diagonal ply - move to an appropriate
- Probick doing S/P
- need complete entrance for DOT referral.
- Bulk Table -
- Lighting Landsc. Signage.
- Drainage.
- Curbing? at least entrance + building
- disc sign
- they will check about garbage

CLOSING STATUS

- \_\_\_\_ Set for agenda  
\_\_\_\_ possible agenda item  
\_\_\_\_ Discussion item for agenda  
\_\_\_\_ ZBA referral on agenda

\_\_\_\_ Approval Box ☺

pbwsform 10MJ98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
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New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

01-49

TOWN/VILLAGE OF

New Windsor

P/B #

WORK SESSION DATE:

20 Sept 00

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Rossi STP

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT:

MUNIC REPS PRESENT:

BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

N/S

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3  
**01-49**

TOWN/VILLAGE OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 2 AUG 00

APPLICANT RESUB.  
REQUIRED: YES

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: DeBrenno & Rossi

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Jerry Rossi

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add BGT + 94 intersection(s)
- cond of s/p will be to combine lots.
- 9 x 19' x 25'
- 4500/150 = 30
- 20' wide @ rear - relocated
- landscaping - lighting - drainage grading
- LS, PE, AIA stamp.
- curbs - drainage

CLOSING STATUS

- ☒ Set for agenda  
☒ possible agenda item  
☒ Discussion item for agenda  
☒ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 01-49

WORK SESSION DATE: 7 June 00

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes

REQUIRED: Full Later

PROJECT NAME: Dilicenzo & Rossi 5/P (A/H A - 12494)

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Jerry Rossi

MUNIC REPS PRESENT: BLDG INSP.         
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Old Senior Bldg on BGT/Ovarraich
- B.71 Edge did prelim.
- will need to join both lots to one
- need full bldg/dmnt plans - site, grading, landscaping, etc.
- 
- needs PE or LS to 5/P Am.

Alternate A  
for them

CLOSING STATUS

- Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 01-49

WORK SESSION DATE: 7 June 00

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: D. Licenzo & Borsi 5/1 (Alt B-Rt 32)

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Jerry Ricci

MUNIC REPS PRESENT: BLDG INSP.         
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

102 Windsor Hwy (Alt 32)  
existing site 16x36 +/- addition  
C zone 30' side yard mini res'd.  
20' exist. side yard  
looks like they will need at least "total side yd" variance  
needs Pt. & LR for app (change in use 5/p)

*Alternate B  
for them*

\_\_\_\_\_ CLOSING STATUS  
\_\_\_\_\_ Set for agenda  
\_\_\_\_\_ possible agenda item  
\_\_\_\_\_ Discussion item for agenda  
\_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 44 Block 1 Lot 26127

**BUILDING DEPARTMENT REFERRAL NUMBER** 2000-626

1. Name of Project SITE PLAN PREPARED FOR ANNE DERIENZO

2. Owner of Record ANNE DERIENZO Phone 562-0802

Address: 314 QUASSACK NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant ANNE DERIENZO Phone 562-0802

Address: 314 QUASSACK NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK Phone 534-2208

Address: PO BOX 539 CORNWALL NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN DRABICK 534-2208  
(Name) (Phone)

7. Project Location: On the NORTHERLY side of QUASSACK AVE 550 feet  
(Direction) (Street) (No.)  
SOUTHERLY of FOREST HILL RD  
(Direction) (Street)

8. Project Data: Acreage 39.03 sq ft Zone R-4 School Dist. \_\_\_\_\_

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

MARIA SPILIOIS  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01SP5080389  
Commission Expires June 16, 2001

27<sup>th</sup> DAY OF February 192001

Anne DeRienzo  
APPLICANT'S SIGNATURE

Maria Spiliotis  
NOTARY PUBLIC

Anne DeRienzo  
Please Print Applicant's Name as Signed

\*\*\*\*\*  
TOWN USE ONLY:

DATE APPLICATION RECEIVED

**01-49**  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

ANNE DERLENZO \_\_\_\_\_, deposes and says that he resides  
(OWNER)

at 314 Quassaick \_\_\_\_\_ In the County of Orange  
(OWNER'S ADDRESS)

and State of New York \_\_\_\_\_, and that he is the owner of property tax map

(Sec. 44 Block 1 Lot 26)  
designation number (Sec. 44 Block 1 Lot 27) which is the premises described in

the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

STEVEN P. DRABICK, PLS  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 2/27/01  
Maria Spilanti  
Witness' Signature

Anne Derlenzo  
Owner's Signature

Steven P. Drabick  
Applicant's Signature (if different than owner)  
Representative's Signature

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

01-49

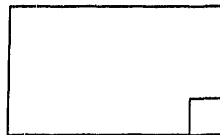
**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

**01-49**

PROPOSED IMPROVEMENTS

- 22. ☒ Landscaping
- 23. ☒ Exterior Lighting
- 24. ☒ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☐ Loading Areas
- 28. ☐ Paving Details (Items 25 - 27)
- 29. ☒ Curbing Locations
- 30. ☒ Curbing through section
- 31. ☒ Catch Basin Locations
- 32. ☒ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☐ Refuse Storage
- 35. ☒ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. ☒ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☐ Front Building Elevations
- 42. ☐ Divisions of Occupancy
- 43. ☒ Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☒ Building Coverage (% of total area)
- 48. ☒ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☒ Open Space (% of total area)
- 52. ☒ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

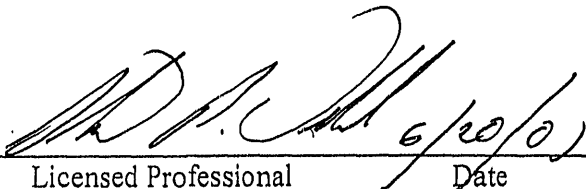
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:   
Licensed Professional                      Date

01-49

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>ANNE BENIGNO / STEVEN P. DRABICK</i>	2. PROJECT NAME <i>SITE PLAN PREPARED FOR MINK DELIVERY</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <i>314 QUASSACK AVE.</i> <i>TO NEW WINDSOR TAXMAP DESIGNATION: S 44 B, LOTS 26-27</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <i>SITE PLAN</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <i>R-4</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>STEVEN P. DRABICK</i>	Date: <i>6/2/01</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

01-49

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*THIS SITE IS NOT IN A FLOOD ZONE.*

01-49



# Building Permit Tracking Log

Building Permit Application Number: 26-2000 Building Permit Application Date:

7/5/2000

Type of Permit: Other

Section/Block/Lot: 44-1-27  
Street Address of Property: 314 QUASSAICK AVE  
Property Owners Name: LOCKWOOD WILLIAM R  
Property Owners Address: PO BOX 4328  
Occupant's Name: LOCKWOOD WILLIAM R

Architect/Engineer's Name:  
Architect/Engineer's Telephone Number:  
Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: NURSING HOME TO ACCOUNTING OFFICE

Dimensions of Building: 0.00 0.00 0.00 0.00

Comments:

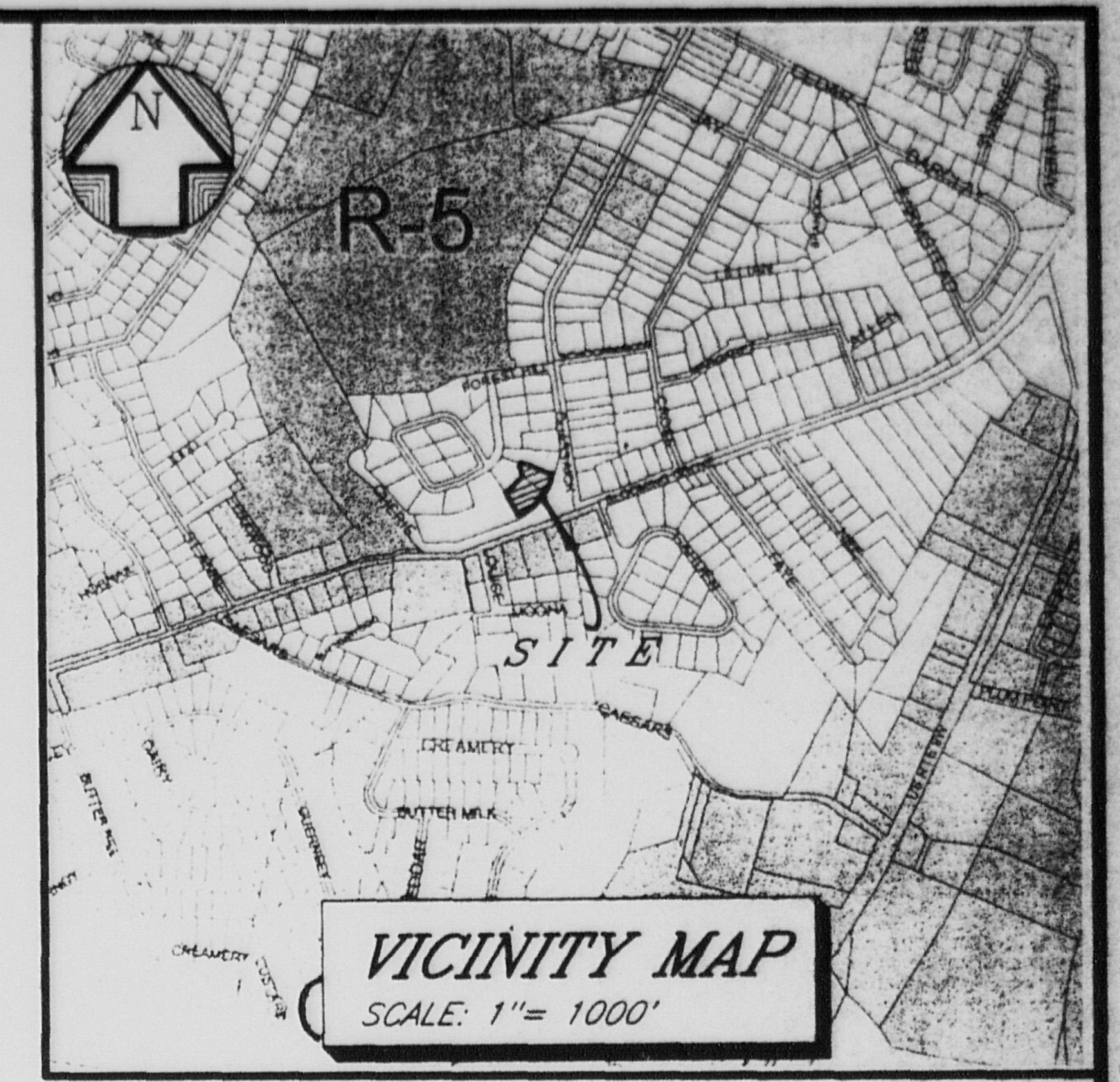
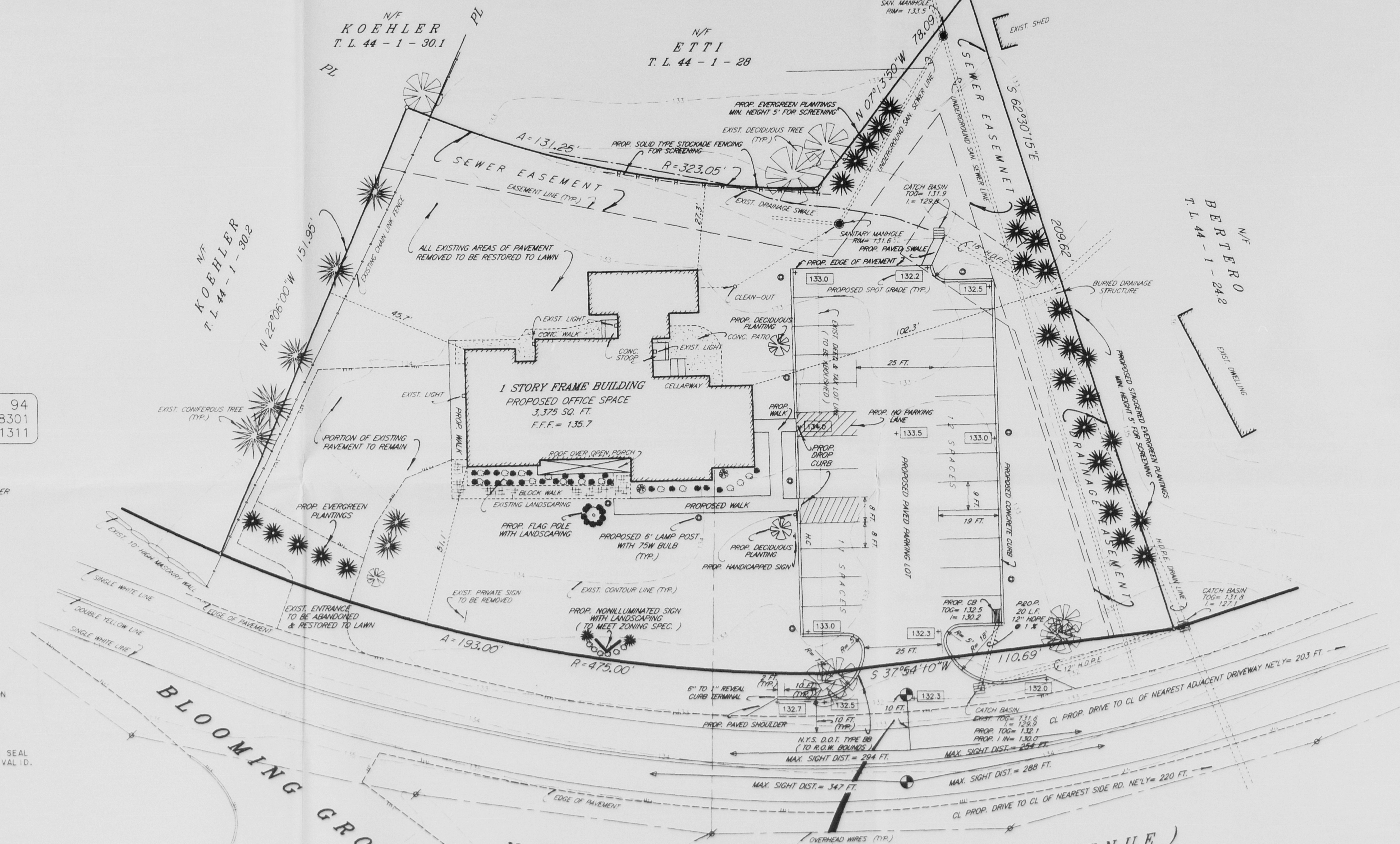
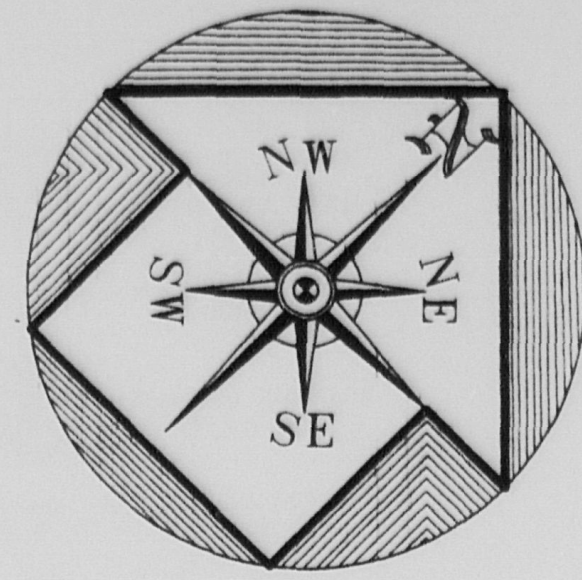
## Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date

7/6/00 Planning BOARD R. Kuykeon

01-49





- NOTES:**
- 1) BEING A SITE PLAN OF SECTION 44, BLOCK 1, LOT 26 & 27 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
  - 2) OWNER / APPLICANT: ANNE DE RIENZO  
314 QUASSACK AVENUE  
NEW WINDSOR, NY 12953
  - 3) PROPERTY ZONE: R-4
  - 4) PROPERTY AREA: 39,703 SQ. FT. (GROSS)
  - 5) PROPOSED USE: BUSINESS OFFICE
  - 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
  - 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
  - 8) THE EXISTING INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY/LOCATION SURVEY MAP PREPARED FOR DE RIENZO & ROSSI, CPA BY GREVAS & HILDRETH, P.C. LAND SURVEYORS, DATED APRIL 3, 2001 AND FROM A TOPOGRAPHIC FIELD SURVEY BY STEVEN P. DRABICK, P.L.S., P.C., DATED APPROX. U.S.G.S., CONTOUR INTERVAL: 2 FT.
  - 9) EROSION CONTROL & SEDIMENT BARRIERS SHALL BE INSTALLED AS NECESSARY PRIOR TO SITE DISTURBANCE AND MAINTAINED UNTIL ADEQUATE GROUND COVER OF DISTURBED AREAS HAS BEEN ESTABLISHED.
  - 10) EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH "GUIDELINES FOR EROSION AND SEDIMENT CONTROL IN URBAN AREAS OF NEW YORK STATE" BY THE UNITED STATES DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE AND SHALL BE THE MINIMUM REQUIREMENTS.
  - 11) ALL AREAS OF EXISTING PAVEMENT TO BE REMOVED SHALL BE RESTORED TO LAWN. AREAS TO BE RECLAIMED WITH LAWN AS GROUND COVER ARE TO BE TOP SOILED AND SEEDING, FOR LAWN AREAS WITH A SLOPE OF 3:1 AND LESS, USE KENTUCKY 31 TALL FESCUE MIXTURE AS SPECIFIED IN SPECIFICATIONS.
  - 12) ALL TRAFFIC CONTROL SIGNS SHALL BE OF THE TYPE, SIZE, COLOR, SHAPE AND GENERAL CONSTRUCTION AND PLACEMENT, IN ACCORDANCE WITH THE CRITERIA CALLED FOR IN THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST REVISION), AS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, TRAFFIC AND SAFETY DIVISION.
  - 13) SEE SHEET 2 OF 2 FOR SITE DEVELOPMENT DETAILS.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 5/22/01 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

\* ANNE DE RIENZO,  
\* TOWN OF NEW WINDSOR



**N.Y.S. ROUTE 94 (QUASSACK AVENUE)**  
(SPEED LIMIT 40 MPH)

**NOTE:** THE PROPOSED NEW ENTRANCE FOR SITE ACCESS AS SHOWN HEREON AND ANY PROPOSED WORK FOR SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE STATE HIGHWAY IS SUBJECT TO N.Y.S. D.O.T. APPROVAL FOR COMMERCIAL DRIVEWAY PERMIT.

**BULK TABLE**  
ZONE R-4, CONTINUANCE OF NON-CONFORMING USE \*

EXISTING LOT AREA	32,131 SQ. FT. (NET)
LOT WIDTH	250 FT. ±
FRONT YARD	51.1 FT.
SIDE YARD/TOTAL SIDE YARD	45.7 FT. / 148.0 FT.
REAR YARD	27.3 FT.
STREET FRONTAGE	303.69 FT.
BUILDING HEIGHT	1 STORY (LESS THAN 35 FT.)
BUILDING COVERAGE	3,898 SQ. FT.
BUILDING COVERAGE %	12.13 % (OF NET LOT AREA)
PROPOSED PAVEMENT COVERAGE	8,754 SQ. FT.
PAVEMENT COVERAGE %	27.24 % (OF NET LOT AREA)
OPEN SPACE	19,479 SQ. FT.
OPEN SPACE %	60.62 % (OF NET LOT AREA)

**NOTE:** ON DECEMBER 11, 2000 THE ZONING BOARD OF APPEALS GRANTED AN EXTENSION OF NON-CONFORMING USE.

**PARKING SCHEDULE**  
USE REQUIRED # OF SPACES

BUSINESS OFFICE	1 SPACE PER 150 SQ. FT. OF FLOOR AREA
SPACE	
FLOOR AREA = 3,375 SQ. FT.	22.5 SPACES
TOTAL # OF SPACES PROVIDED:	23

**SITE PLAN**  
PREPARED FOR  
**Anne DeRienzo**  
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK  
SCALE: 1" = 20'  
JUNE 15, 2001

**STEVEN P. DRABICK P.L.S., PC**  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12518  
(845) 634-2208

FOR USE BY PLANNING BOARD

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

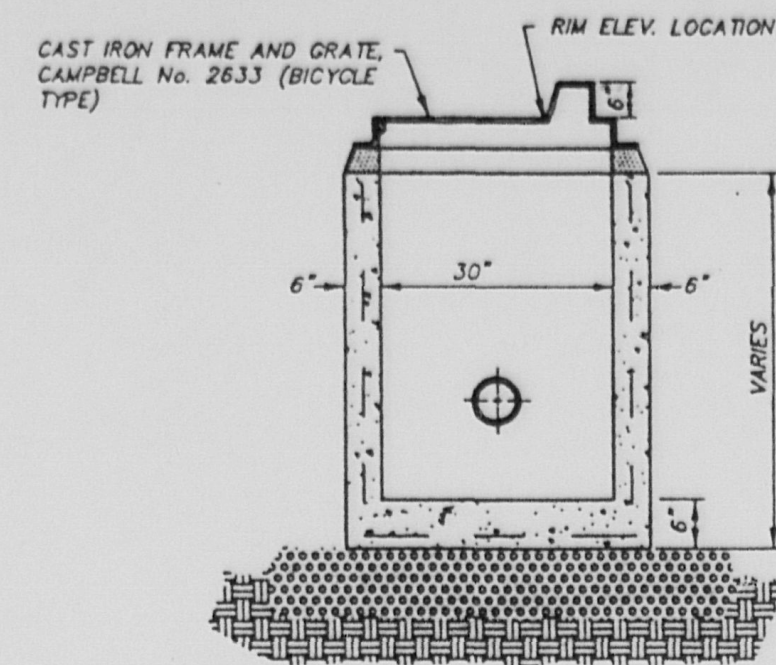
NOV 16 2001

By: James Petro, Jr. Chairman  
By: [Signature]

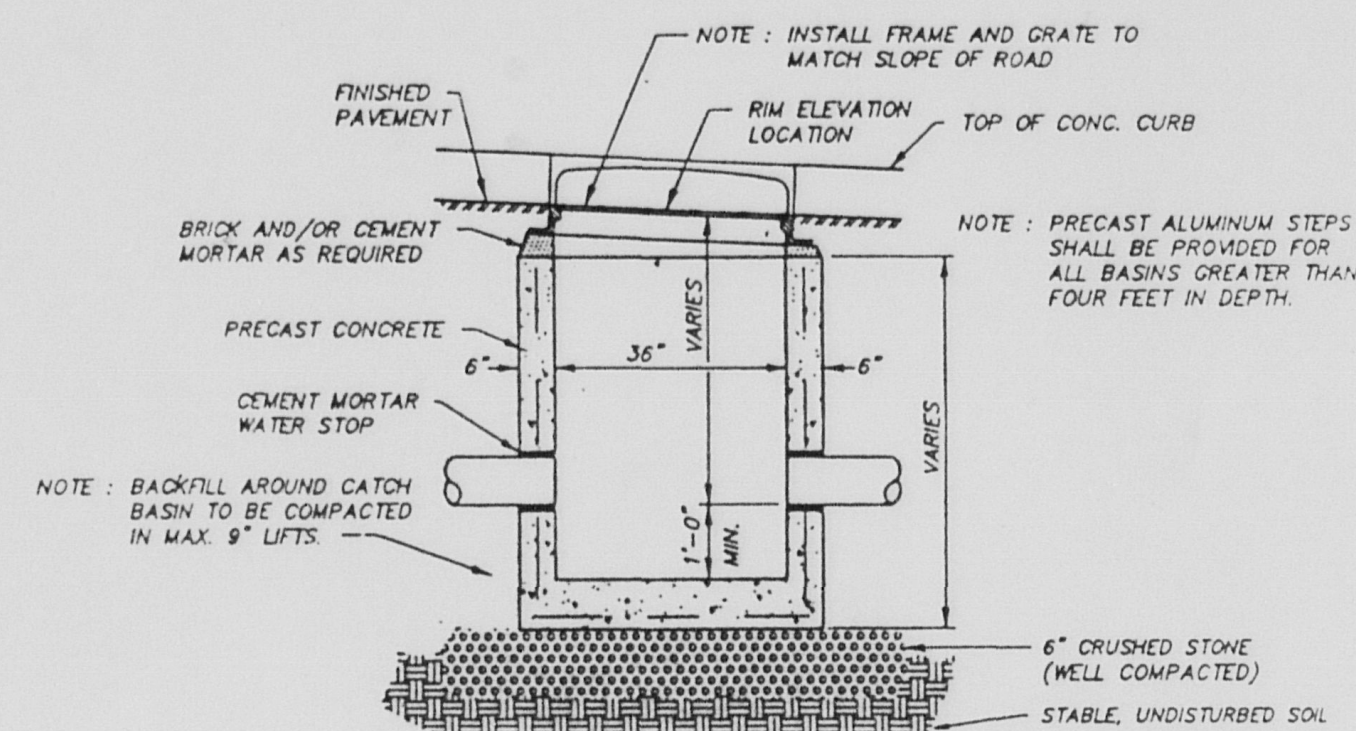
**SHEET 1 OF 2 JOB NO. 814-01**

REVISIONS	
DATE	DESCRIPTION
6/16/01	REV. AS PER P.B. & D.O.T. COMMENTS





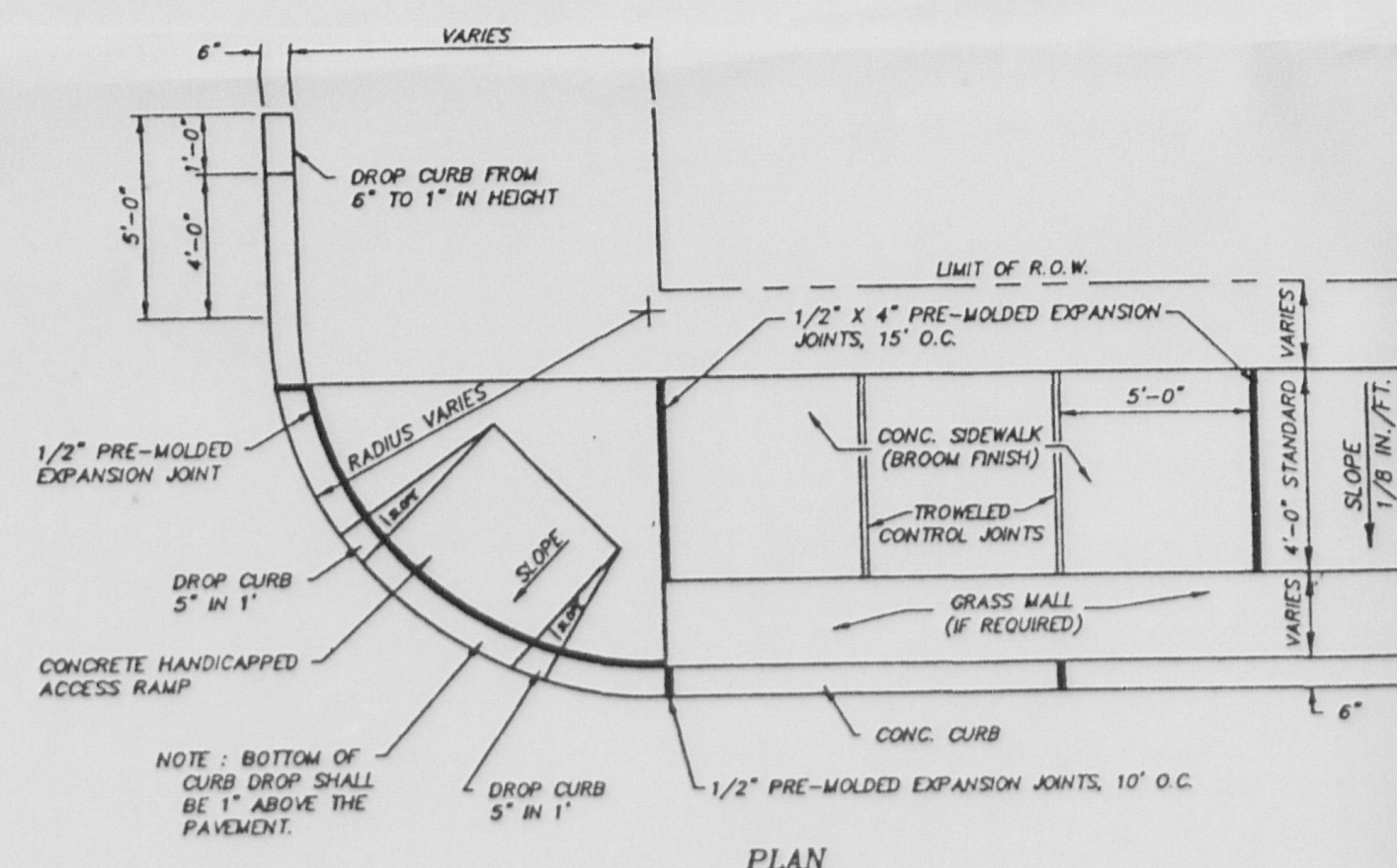
SIDE SECTION



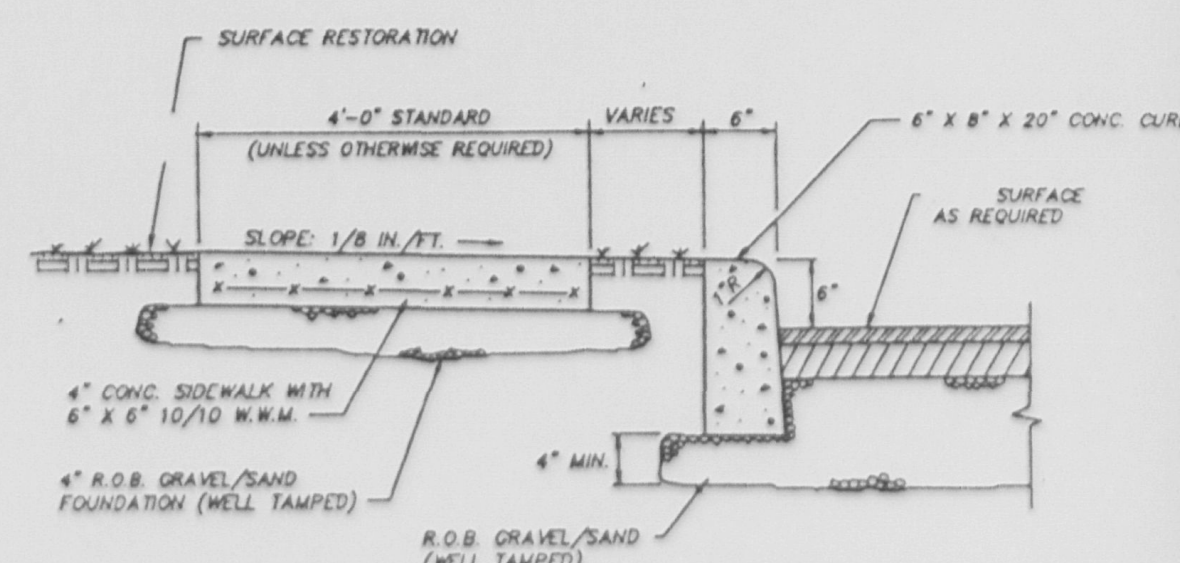
FRONT SECTION

## CATCH BASIN DETAIL

SCALE: NONE



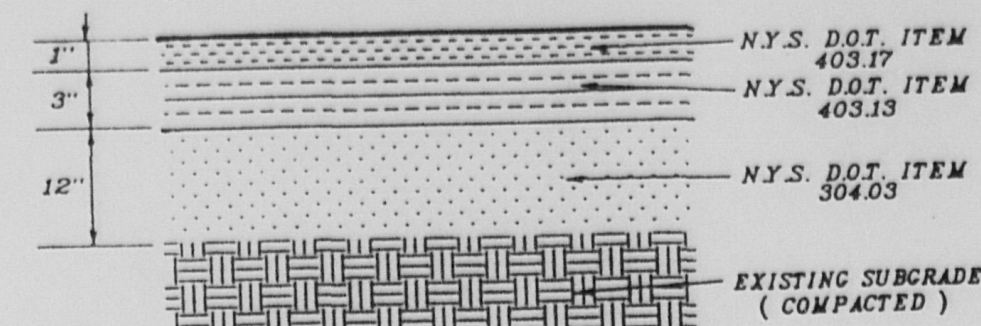
PLAN



SECTION

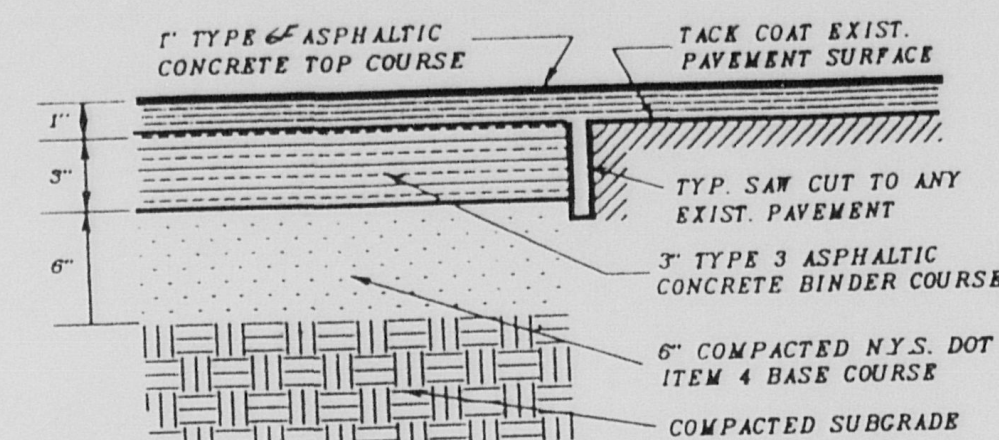
## SIDEWALK & CURB DETAIL

SCALE: NONE



## N.Y.S. D.O.T. ENTRY DRIVE PAVEMENT SECTION DETAIL

NOT TO SCALE



## PARKING LOT PAVEMENT DETAIL

NOT TO SCALE



### 16" Black Cast Aluminum Square Post Lantern

- Powder coated finish, will not rust, fade or corrode
- Cast aluminum body is available in black, white and rust
- Easy installation
- UL listed

#### Attributes

Location: Exterior

Width: 6"

Height: 20"

Material: Cast Aluminum

Color/finish: Black

Number Of Lights/bulbs: 1

Motion: No

Photo Cell: No

Motion Degree: 0°

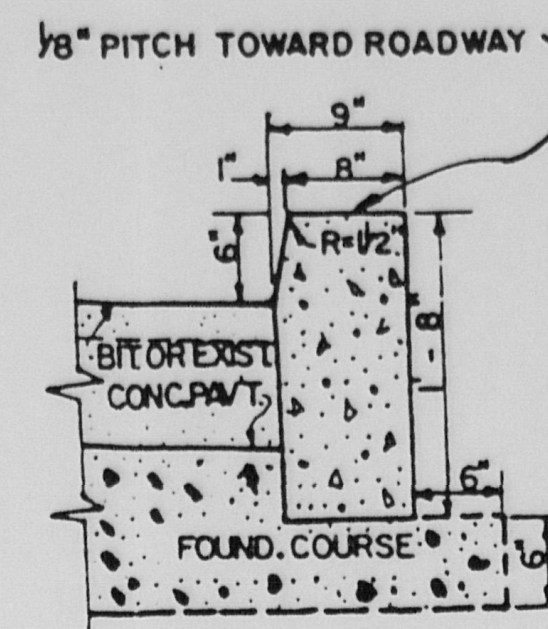
Maximum Wattage Per Bulb: 100 watts

Lighting Type: Post Lanterns

Shade/glass Type: Clear Beveled Panels

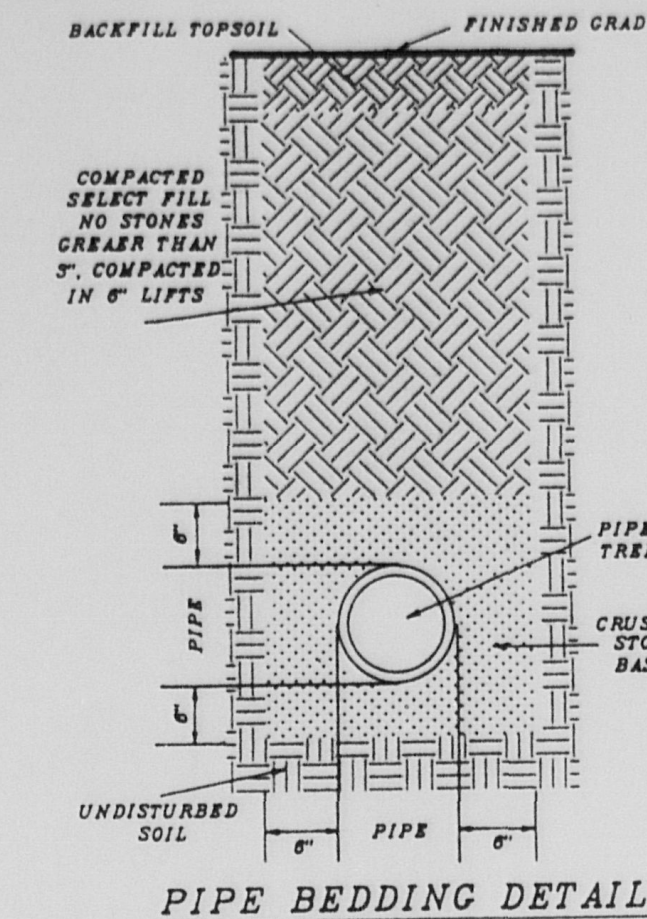
Manufacturer: Hampton Bay

SKU #: 240369



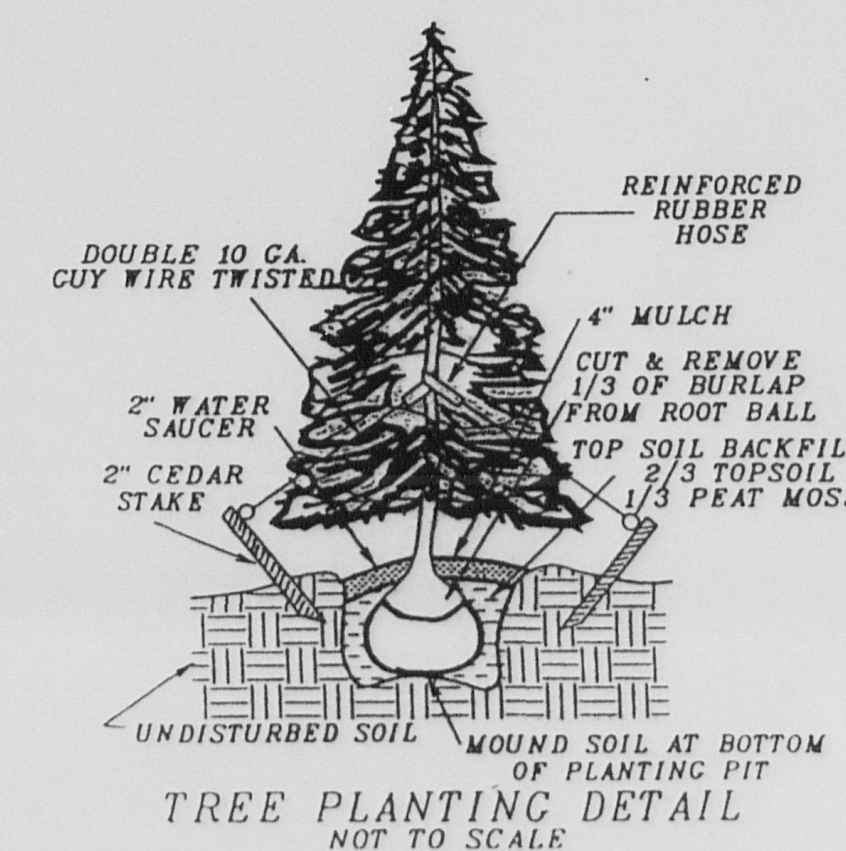
## TYPE "BB"

## N.Y.S.D.O.T. CURB DETAIL



## PIPE BEDDING DETAIL

NO SCALE



## TREE PLANTING DETAIL

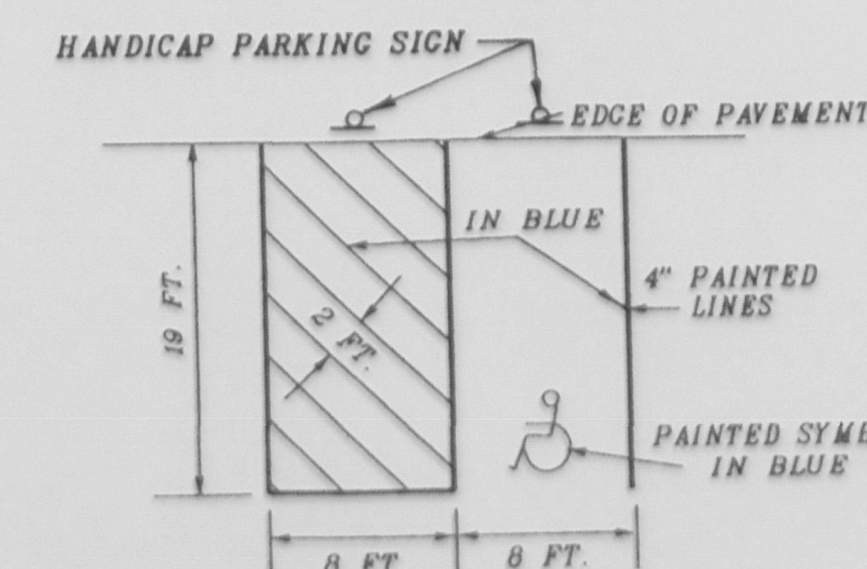
NOT TO SCALE



## HANDICAPPED PARKING SIGN DETAIL

NO SCALE

NOTE: PAVED HANDICAPPED PARKING SPACE TO BE PAINTED WITH APPROPRIATE MARKINGS



## DELINEATION OF HANDICAPPED PARKING SPACE

NOT TO SCALE

### NOTES CONTINUED:

14) ALL 5 FT. MIN. HEIGHT EVERGREEN PLANTINGS TO BE BLUE-GREEN ARBORVITAE.

15) EXISTING BUILDING MOUNTED LIGHTING TO BE ON MOTION SENSORS. ALL PROPOSED LAMP POST LIGHTING TO BE OPERATED ON A TIMER SET TO TURN OFF NO LATER THAN 9:00 PM EST.

## SITE DEVELOPMENT DETAILS

## SITE PLAN

PREPARED FOR

*Anne DeRienzo*

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

SCALE: NONE

JUNE 15, 2001

STEVEN P. DRABICK P.L.S., P.C.

PROFESSIONAL LAND SURVEYOR

PO BOX 539

CORNWALL, N.Y. 12518

(845) 534-2208

FOR USE BY PLANNING BOARD

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 16 2001

By: James Petro, Jr., Chairman

By: Joseph Drabick, Secretary

SHEET 2 OF 2 JOB NO. 814-01

## REVISIONS

DATE DESCRIPTION

9/26/01 AS PER RB COMMENTS